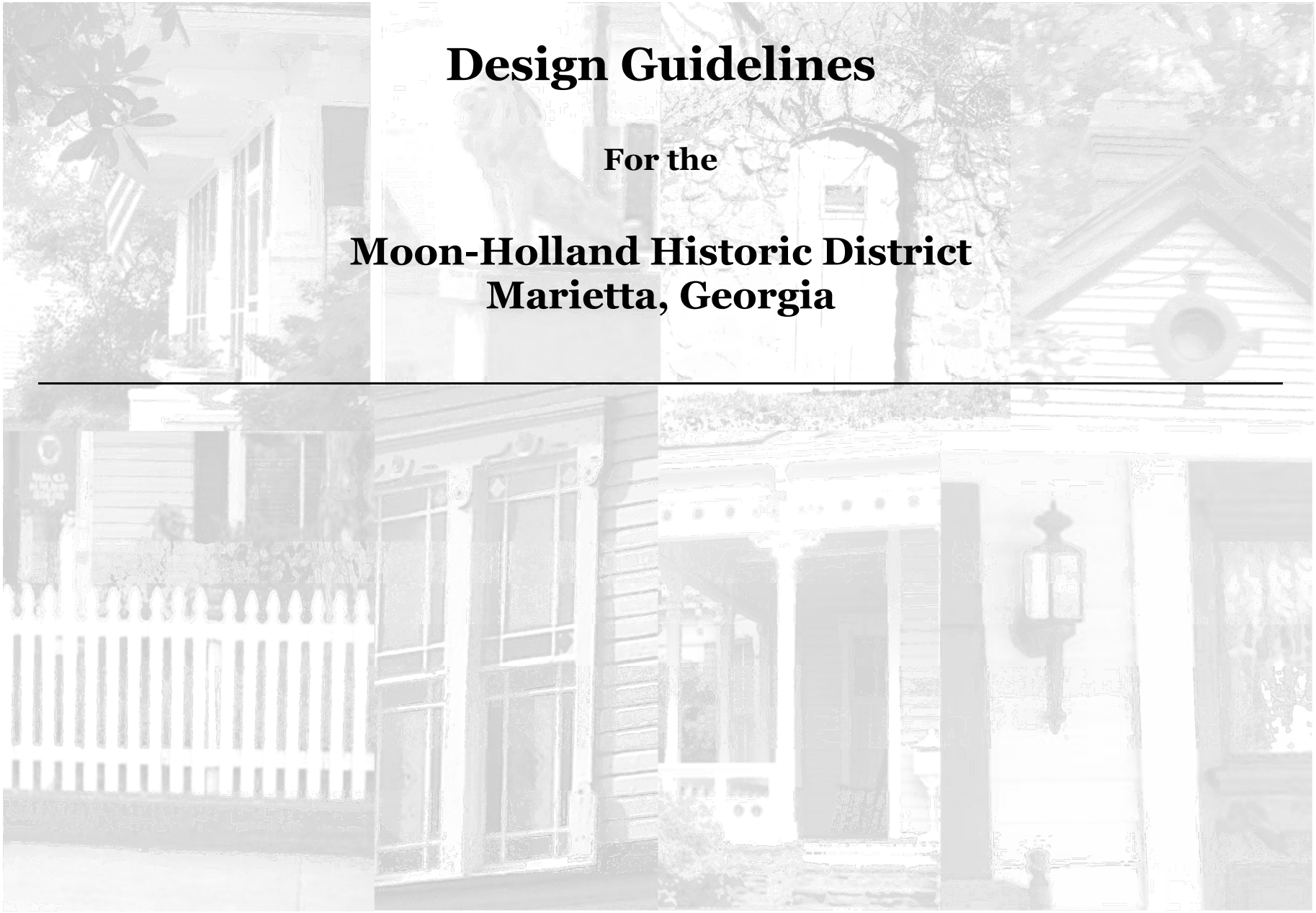


Design Guidelines

For the

Moon-Holland Historic District
Marietta, Georgia

1.0 Acknowledgements and Contributors

This document was prepared for the City of Marietta by students of the spring 2007 Preservation Planning Class of Georgia State University's Heritage Preservation Program.

- The Marietta Historic Preservation Commission initiated this project and we thank the Commission for its continued support and guidance throughout the writing process.
- We thank Ms. Daryl Barksdale of Cobb Landmarks and Historical Society, who introduced Marietta's unique character and colorful history to us through an informative and entertaining tour of its historic neighborhoods.
- We thank the City of Marietta, and especially the residents of the Moon-Holland Historic Districts, for tolerating our extended presence in their neighborhoods and making our time there a pleasurable experience.
- Finally, we wish to acknowledge Georgia State University and our instructors, Mr. Richard Laub and Ms. Mary Ann Eaddy, who coordinated this project as a teaching tool and provided the team with timely insight and reassuring guidance. Experience gained through this project is invaluable to us as students of Heritage Preservation, and the experience will continue to benefit us in the future both as professionals and as citizens.

Acknowledgements and Contributors

Georgia State University
History 8640 Preservation Planning
Spring 2007

Authors:	Janet Barrickman	Mary Ann Hawthorne
	Neil J. Bowen	Hilary Morrish
	Amanda Brown	Erin Parr
	Jennifer Corcoran	Laurie Sedicino
	Erica Danylchak	Cameron Sexton
	Karen Denham Downen	Melina Vasquez
	Elaine Edwards	Linda Watson
Editors:	Jennifer Corcoran	Cameron Sexton
Instructors:	Richard Laub Director Heritage Preservation Program Georgia State University	Mary Ann Eaddy Manager, Technical Services Unit Historic Preservation Division Georgia Department of Natural Resources

2.0 Table of Contents

Table of Contents

3.0 Introduction

Since its founding in the 1830s, the City of Marietta has held a prominent position among northwest Georgia towns and communities, and its long and prosperous history is reflected in the evolution of its historic neighborhoods. The Moon-Holland Historic District possesses irreplaceable character and conveys a unique sense of place that makes it invaluable to the City of Marietta.

Formal recognition of Marietta's unique places began with the establishment of Kennesaw Mountain National Battlefield in the 1940s. In the decades after World War II, many historic structures throughout the nation were destroyed as a result of modern concerns such as the interstate system, dramatic population growth, and the treatment of neglected areas of urban built environments. Subsequent alarm caused by the loss of these unique places led to Federal preservation legislation, the National Historic Preservation Act of 1966. The legislation created the National Register of Historic Places to identify and record significant historical places, and it created State Historic Preservation Offices to coordinate and support regional and local preservation efforts.

The Kennesaw Mountain National Battlefield Park and Marietta's National Cemetery were listed on the National Register in 1966. The Northwest Marietta Historic District, including much of the Moon-Holland and Kennesaw Avenue Districts, was added to the National Register in 1975. Other Marietta Historic Districts on the National Register include the Church Street-Cherokee Street Historic District (1985), Washington Avenue Historic District (1989), and Whitlock Avenue Historic District (1989). There are also several individual Marietta properties listed on the National Register, including the Brumby-Little House (1977), the Cheney-Newcomer House (1979), the Braswell-Carnes House (1984), the Frobel-Knight-Borders House (1995), and Power's Cabin (2001). Unfortunately, designation to the National Register of Historic Places does not guarantee the protection of historic properties. The most effective guardianship of these places is sustained through local designation of historic places and the drafting of ordinances for their protection and maintenance. In 2005, to help Marietta better protect its historic resources, the Marietta City Council passed a Historic Preservation Ordinance and appointed a seven member Historic Preservation Commission to guide preservation efforts.

The philosophical basis for this document is adopted from the Secretary of the Interior's Standards for Rehabilitation. The goal of this document is to aid residents, homeowners, developers, and members of the Historic Preservation Commission in making effective decisions regarding the rehabilitation of any historic houses and outbuildings, and the creation of compatible new structures, within historic areas. It is our hope that these guidelines will be used to protect and enhance the visual and material character of Marietta's Historic places.

4.0

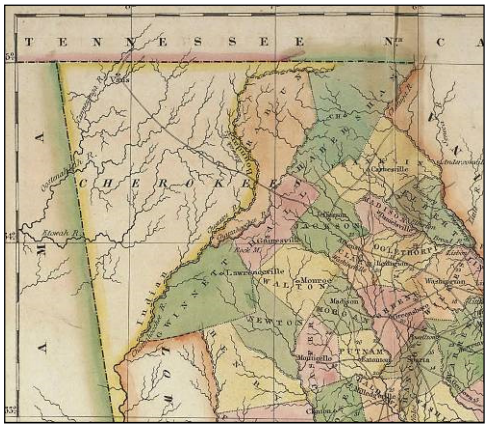
Historic Overview

4.0 Historic Overview
4.1 Marietta History

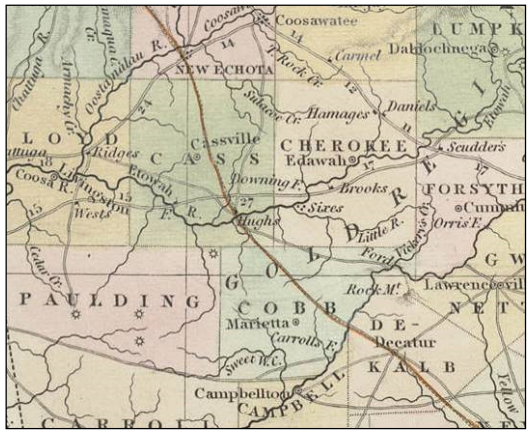
4.1.1 Pre-Contact Through the Civil War

The area now known as Marietta, Georgia existed, during historic times, as part of a boundary region between the Muscogee (Creek) Confederacy and the Cherokee Nation, dividing what is now Cobb County approximately in half between the two peoples. Prior to European colonization, the region was also the historic home to indigenous people of the PaleoIndian, Archaic, Woodland and Mississippian cultures. In the 1830s, Cherokee communities in the area included Buffalo Fish Town, Kennesaw Town and Sweet Water Town, as well as a number of smaller settlements. It is possible that a Mississippian town in the area, Canasagua/Gansagi, was visited by Hernando de Soto. The English corruption of the indigenous name is Kennesaw.

In 1831, the State of Georgia claimed all Cherokee lands in Georgia as Cherokee County. This action helped to lay the groundwork for the Trail of Tears, the forced removal of southeastern Native American Indian tribes, including the Cherokee people, from their remaining homelands.



Cherokee Territory, 1822, Georgia.



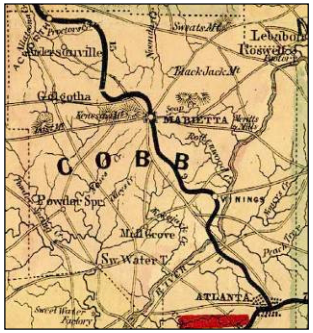
Georgia Map, 1839, showing Marietta in the middle of the Gold Region. Atlanta did not exist. The curved line indicates the proposed rail line, connecting New Echota with Decatur, bypassing Marietta.

Marietta History

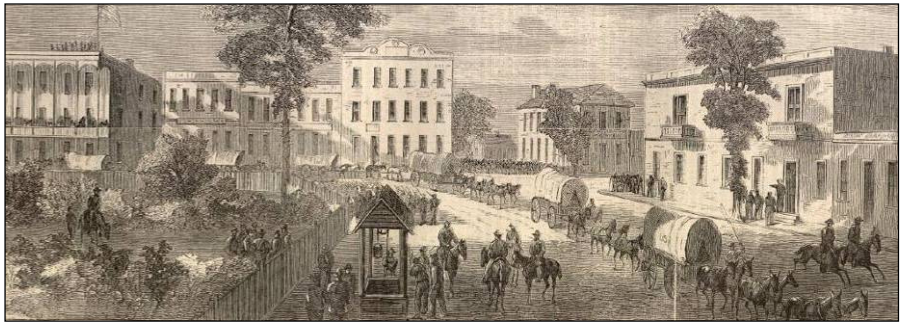
Part of Cherokee County was incorporated to form Cobb County on December 2, 1832. Cobb County was named for Judge Thomas W. Cobb; the City of Marietta may have been named for his wife. Marietta was designated as the seat of government for Cobb County on December 19, 1834. Like many towns of the era, railroads contributed to the growth of Marietta. In 1845, the Western & Atlantic Line built a station in Marietta, altering its earlier proposed route, as shown on page seven. Easy access, created by the railroads, and the appeal of its natural springs as a vacation destination encouraged Marietta's growth. As a result, the town boasted a pre-Civil War population of approximately 2,500 persons. The 1860 Federal Slave Schedule listed 1,133 slaves within the Marietta District.

The Civil War brought many local challenges. Georgia seceded from the Union in January, 1861. By April, 1862, Marietta citizens experienced war firsthand when Union spies, dressed as civilians, spent the night at the Kennesaw House and commandeered the *General,* a Confederate locomotive, the next day. The mission, known as the Andrews Raid, failed. The Federals were captured before they could burn essential railroad bridges linking Georgia and Tennessee. On July 4th, 1864, following the Battle of Kennesaw Mountain, the Union Army, under Major General Sherman, occupied Marietta. After 7 months, the Union Army marched south toward Atlanta, leaving a trail of destruction. The Western & Atlantic Railroad tracks were destroyed, and more than 100 structures were burned, including the courthouse, mills, tanneries and many homes.

Several of the surviving antebellum buildings in Marietta can be found in the Kennesaw Avenue Historic District, including *Oakton* (circa 1838), the Gignilliat-Griffin-Gilbert house (circa 1840), the Archibald Howell house (circa 1848), *Tranquilla* (circa 1849) and *Fair Oaks* (circa 1852). At least one house in the Moon-Holland Historic District may predate the Civil War. Additional research in that Historic District is needed.



Marietta, Georgia, 1864, a transportation hub.



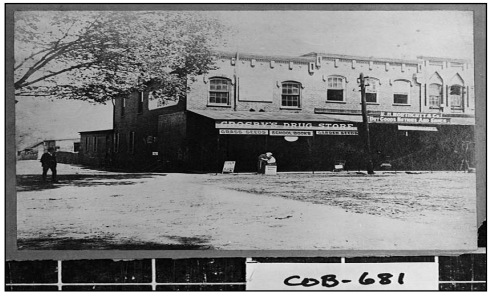
"GENERAL SHERMAN'S ADVANCE - PUBLIC SQUARE" (Marietta, Georgia), published in Harper's Weekly, August 6, 1864.

Marietta Square and burned courthouse, after Sherman's occupation.

Marietta History

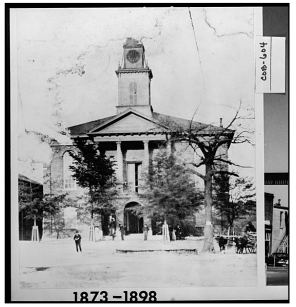
4.1.2 Reconstruction and the Late Nineteenth Century

In the post-bellum era, Marietta regained its status as a resort town. Industry was essential for economic recovery in Marietta. Mills, tanneries, sash and blind companies, carriage and wagon factories were built. *The Marietta Journal* was established in 1866. The Marietta Barrel Factory was established in 1867 by James R. Brumby who, with one African-American employee, made flour barrels by hand. By 1878, the factory had grown substantially and was known for its famous chairs. Electrical service was established in Marietta in 1889. The American Marble Company was purchased in 1891 by Marietta businessmen and other investors who owned the Georgia Marble Company in Tate, Georgia. It was renamed the Kennesaw Marble Company. The corporation is known today as Polycor, Inc. New railroads were built to connect with the Western & Atlantic Line. The Marietta and North Georgia Line was fully completed in 1891 and was later known as the little Louisville & Nashville railroad. The Glover Machine Works, incorporated in 1892, produced a variety of finished products needed for construction work.

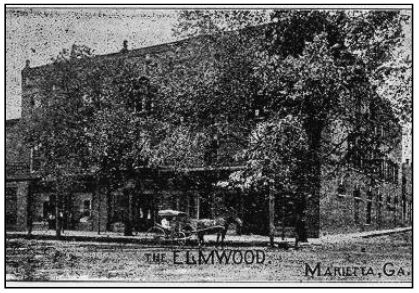


Business on the Square, 1890s.

McNeel Marble Company, 1892.
Note integrated workforce.



Courthouse on the Square, late 1800s.
Note original tower.



Elmwood Hotel, 1889,
South Park Square.


Harwood Seminary
(Archibald Howell house), 1887-92.

Cotton farmers, including African Americans,
in Marietta's Square, 1890.

Marietta History

4.1.3 The Twentieth Century

Marietta's population continued to grow slowly, with approximately 4,500 residents by the turn of the century. The Atlanta Interurban Railway, a trolley service, initiated daily transport to Atlanta, carrying both passengers and freight. Atlanta Street was paved with bricks in 1917. The city Square continued its role as a center of civic and public activity. Many businesses that first opened during the nineteenth century continued to thrive.

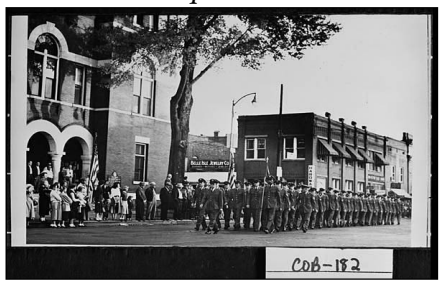
In 1943, Marietta came to the aid of the nation with the opening of Rickenbacker Air Field, now known as Dobbins Air Reserve Base. During World War II, the Bell Aircraft Corporation operated at the site, manufacturing B-29 *Superfortresses*, and providing employment for many residents, both black and white. The base, now home to Lockheed Martin, continues to provide economic stability for Marietta and the region since it reopened in 1951. Employees at the Marietta plant live in 49 Georgia counties and at least 3 adjoining states. Economic growth and interstate highway development were catalysts for local road construction. Many historic buildings were demolished to make room for Interstate 75 and its local connector. However, improved accessibility to the highway increased commerce.

First automobile, 1902-03, Marietta Square.

Brumby delivery truck, 1928.

The Strand Theatre, 1964.

"Black and white men working together," Bell Aircraft, WWII



Members of the U.S. Air Force marching in front of the Old Courthouse, Marietta Square, 1950s.

B-29s in production, World War II, inside the B-1 building, where over 660 B-29s were produced in Marietta before V-J Day.

Dance hall, barber shop and soda parlor, Marietta Square, owner and proprietor, Andrew Rogers, African American, 1910.

Marietta History

Marietta's citizens made early attempts to encourage economic development, while conserving their historic past, with mixed results. As of this writing, the community has retained many of its historic resources. Bell Aircraft, and later the United States Air Force, helped in this effort as well, by preserving the Sibley-Gardner house for use as its Air Force Officer's Club. Seeking a delicate balance between growth and preservation of its historically important past creates ongoing challenges for the people of Marietta.

Since 1980, the city has nearly doubled in size and is one of metro Atlanta's largest suburbs. The 2010 Census reports over 56,000 residents. Nearly half of them are of Hispanic/Latino or African-American descent. Marietta remains a growing and vibrant community that is well-connected to its past. Local tourist attractions include the Gone With the Wind Museum, the Marietta Fire Museum, the Root House Museum, and the Marietta Museum of History. Marietta hosts several annual festivals on its antebellum square, including *Taste of Marietta* in April and *Art in the Park* in August-September.

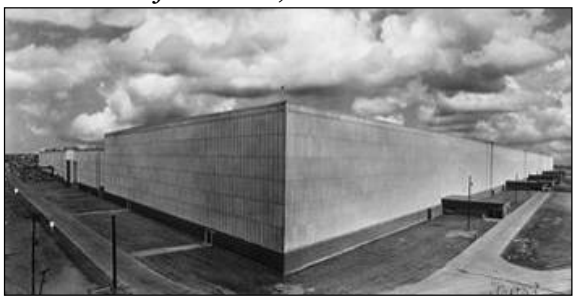
Progress, August, 1956, Kiwanis Club initiates 4-lane highway project.

Early historic preservation efforts, 1956, ceremony at covered bridge over Nickajack Creek, destroyed by a fire in 1964.

The Henry house, home of a middle class African American family in the Louisville area of Marietta, demolished.

Dr. Reynolds' house, demolished in 1959 for a roadway project.

Kennesaw House, 1930s, antebellum cotton warehouse and hotel, now the Marietta Museum of History



Bell Aircraft B-1 Building, the largest building in the world during World War II.

Marietta History

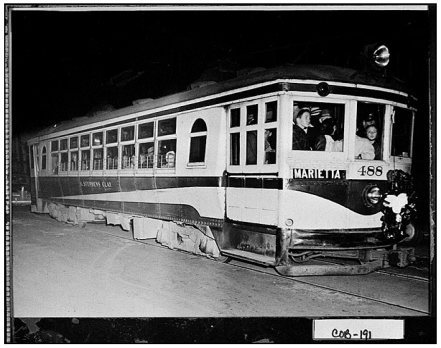
4.1.4 Historic Streetscapes

Like many towns of similar plan, Marietta's civic and business activities focused on its downtown area surrounding the Square. This pattern predates the Civil War. Away from the hustle and bustle of the square, Marietta residents historically maintained an almost rural appearance in their streetscapes, as evidenced by the photos shown below. In the city center, and in residential areas, trees formed an important part of the character of the streetscape.

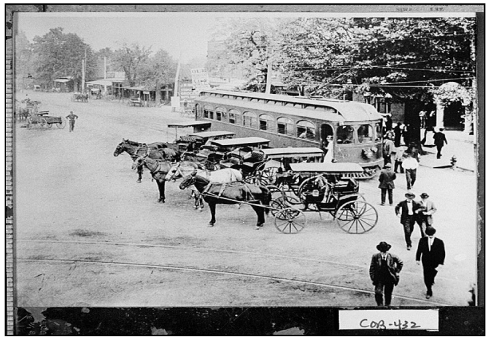
Marietta Square, August, 1912.

Kennesaw Avenue, 1890.

Kennesaw Avenue, 1900.



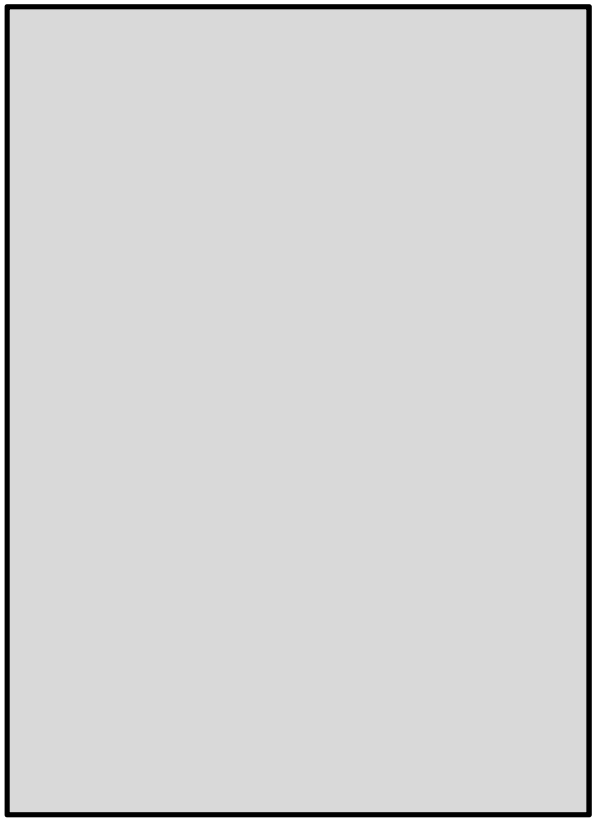
Trolley car on Marietta's Square, last run, 1946.



Streetcar on Marietta's unpaved Square, early 1900s, with horse-drawn taxis.

Aerial photo, 1935, Kennesaw Avenue Historic District.

4.2 Moon-Holland Historic District Boundaries



- The Moon-Holland Historic District is generally comprised of residences along _____ Streets.
- It is bordered by _____ Street on the west, and extends towards Kennesaw Avenue on its eastern side.

4.3 History of the Moon-Holland Historic District

The Moon-Holland Historic District was listed on the National Register of Historic Places in 1975 as part of a much larger district called the Northwest Marietta Historic District. This National Register District includes the Moon-Holland District and other historic sections of Marietta including Kennesaw Avenue. Moon-Holland's boundaries start east of Winn Street with Moon, Maple and Holland Streets sandwiched between Winn and Kennesaw Avenue to the west.

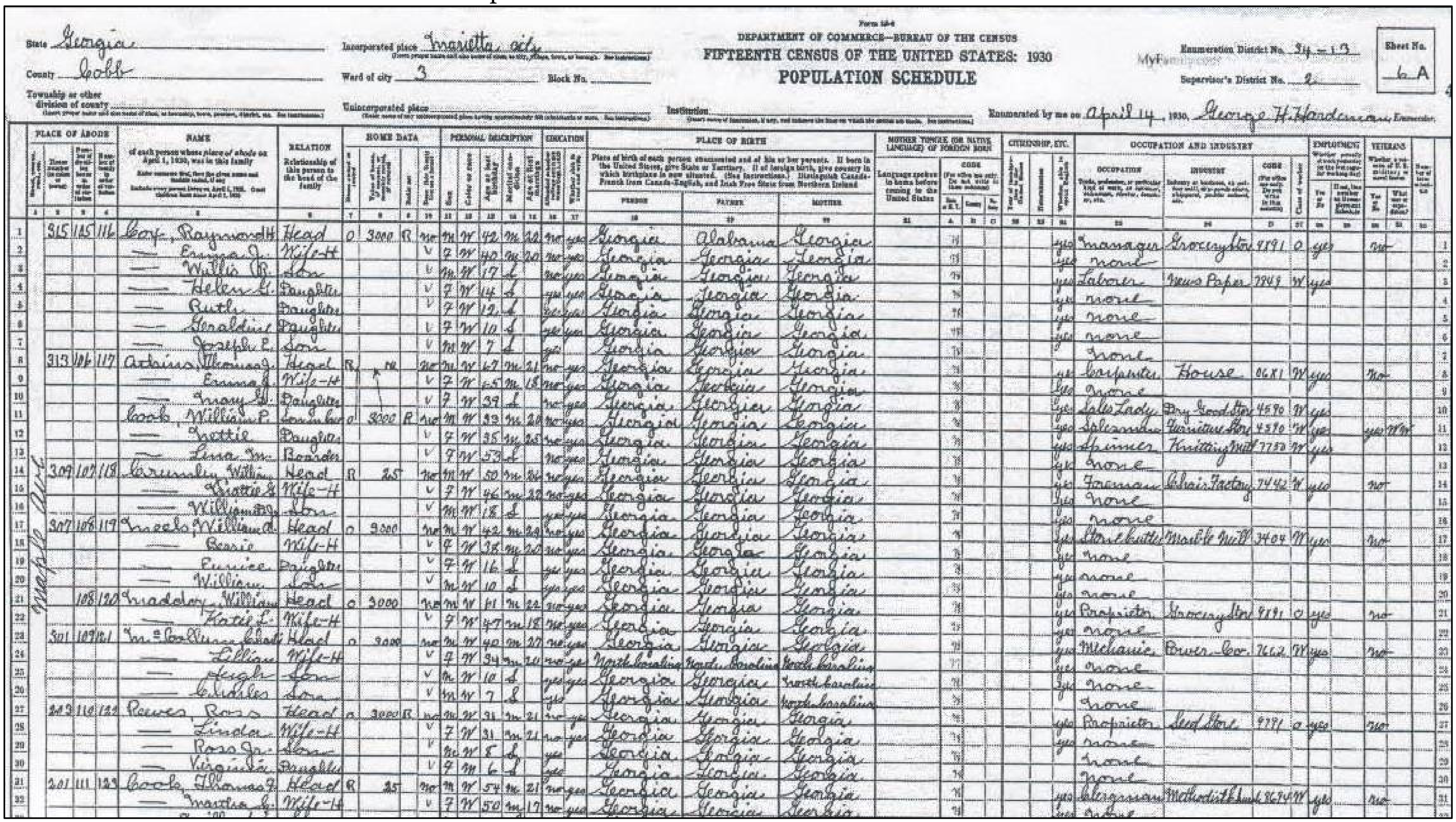
After the destruction and devastation of the Civil War, Marietta had to rebuild its railroads and infrastructure. It experienced great progress in the post-bellum period. Both electricity and telephone came to the city before the turn of the century, and in 1905 the trolley line to Atlanta opened. The water works, which served much of the city, opened in 1910.

In 1905 Moultrie Sessions bought the land "between Holland & Maple Avenue." This property was formerly a park, and Sessions turned the area into a subdivision. The Moon-Holland District developed in sporadic waves. Maple and Holland Streets were the first to experience growth during the Victorian Period. Folk Victorian and Queen Anne Style cottages were popular, and constructed often, prior to and shortly after the turn of the century. Vernacular in design and modest in appearance, these houses were widely scattered in the area from 1900 to 1915. The architects are unknown, but it was common for builders to incorporate the simple house plans of the day into their construction. A second wave of development after World War I populated the streets of Locust and Moon with simple bungalows.

The area was settled predominately by working class people. The 1920 and 1930 Censuses described the majority of the residents as being part of a work force that manned the new industries created in the area after the Civil War. Marble Mill, Knitting Mill, Chair Factory, Steam Railroad, and Telephone Company were listed as local employers. Positions such as knitter, looper, foreman, marble polisher, operator and upholsterer were held by the majority of the inhabitants of the district.

The industries that employed many of these residents were located within walking distance of the Moon-Holland Historic District. On 300 Sessions Street, the McNeel Marble Company was opened in 1891. Five years later, a hosiery manufacturer called the Cobb County Knitting Company was opened. Located one mile northwest of the Square, it changed its name to the Marietta Knitting Company in 1908. The trademark name of its "Radium" product was also adopted in 1908 and eventually became a street name adjacent to the district. The world famous Brumby Chair Company, which employed a great number of residents from the Moon-Holland District, was started by James Remley Brumby in 1867. The store at which he sold the chairs was located on 12-13 E. Park Square. The success of his company in the 1870s led him to buy a lot near the railroad crossing at 106 Kennesaw Avenue. Today, the address has changed to 111 North Marietta Parkway, and the plant of the Brumby Chair Company is adaptively used as loft apartments.

Change came to Marietta with the First World War, and industry shifted gears to supply weapons and materiel for the war effort. The coming of the Great Depression brought hard times for Marietta, and jobs grew scarce. Then, in the early 1940s, World War II brought economic relief to the city. Marietta supported the war effort by meeting the nation's demand for bomber planes. The Bell Bomber plant, today the Lockheed plant, was built in 1942. Women entered the industrial workforce as never before, to replace the men who had gone overseas to fight. They transformed themselves into "Rosie the Riveter" to meet the needs of their nation. Their story is representative of the stories of countless Marietta citizens whose history will be made more tangible through the preservation of Marietta's historic architecture.



DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FIFTEENTH CENSUS OF THE UNITED STATES: 1930

POPULATION SCHEDULE

State: Georgia. County: Cobb. Incorporated place: Marietta city. Ward of city: 3. Enumeration District No. 34-13. Supervisor's District No. 2. Sheet No. 6A. Enumerated by me on April 14, 1930, George H. Hardeman, Enumerator.

Line	House no.	Dwelling	Family	Name	Relation	Home owned/rented	Value or rent	Radio	Farm	Sex	Race	Age	Marital	Age at marriage	At school	[illegible]	Birthplace	Father	Mother	English	Occupation	Industry	Code	Class	At work	Veteran
1	315	105	116	Cox[?], Raymond H.	Head	O	3000	R	no	M	W	42	M	22	no	yes	Georgia	Alabama	Georgia	yes	Manager	Grocery Store	9191	O	yes	no
2				—— Emma J.	Wife-H					F	W	40	M	20	no	yes	Georgia	Georgia	Georgia	yes	none					
3				—— Willis B.[?]	Son					M	W	17	S		no	yes	Georgia	Georgia	Georgia	yes	Laborer	News Paper	7949	W	yes	
4				—— Helen G.	Daughter					F	W	14	S		yes	yes	Georgia	Georgia	Georgia	yes	none					
5				—— Ruth	Daughter					F	W	12	S		yes	yes	Georgia	Georgia	Georgia	yes	none					
6				—— Geraldine	Daughter					F	W	10	S		yes	yes	Georgia	Georgia	Georgia	yes	none					
7				—— Joseph E.	Son					M	W	7	S		yes		Georgia	Georgia	Georgia		none					
8	313	106	117	Atkins, Thomas J.	Head	R	14		no	M	W	67	M	21	no	yes	Georgia	Georgia	Georgia	yes	Carpenter	House	0681	W	yes	no
9				—— Emma J.	Wife-H					F	W	65	M	18	no	yes	Georgia	Georgia	Georgia	yes	none					
10				—— Mary G.	Daughter					F	W	39	S		no	yes	Georgia	Georgia	Georgia	yes	Sales Lady	Dry Good Store	4590	W	yes	
11				Cook, William P.	Son-in-law	O	3000	R	no	M	W	33	M	20	no	yes	Georgia	Georgia	Georgia	yes	Salesman	Furniture Store	4590	W	yes	yes WW
12				—— Nettie[?]	Daughter					F	W	35	M	25	no	yes	Georgia	Georgia	Georgia	yes	Spinner	Knitting Mill	7750	W	yes	
13				—— Lina[?] M.	Boarder					F	W	53	S		no	yes	Georgia	Georgia	Georgia	yes	none					
14	309	107	118	Crumbley[?], Willie	Head	R	25		no	M	W	50	M	26	no	yes	Georgia	Georgia	Georgia	yes	Foreman	Chair Factory	7442	W	yes	no
15				—— Hattie[?] G.	Wife-H					F	W	46	M	22	no	yes	Georgia	Georgia	Georgia	yes	none					
16				—— William D.[?]	Son					M	W	18	S		yes	yes	Georgia	Georgia	Georgia	yes	none					
17	307	108	119	Reeds[?], William A.	Head	O	9000		no	M	W	42	M	29	no	yes	Georgia	Georgia	Georgia	yes	Stone Cutter	Marble Mill	3404	W	yes	no
18				—— Bessie	Wife-H					F	W	38	M	20	no	yes	Georgia	Georgia	Georgia	yes	none					
19				—— Eunice	Daughter					F	W	16	S		yes	yes	Georgia	Georgia	Georgia	yes	none					
20				—— William	Son					M	W	10	S		yes	yes	Georgia	Georgia	Georgia	yes	none					
21		108	120	Maddox[?], William	Head	O	3000		no	M	W	61	M	22	no	yes	Georgia	Georgia	Georgia	yes	Proprietor	Grocery Store	9191	O	yes	no
22				—— Katie L.	Wife-H					F	W	47	M	18	no	yes	Georgia	Georgia	Georgia	yes	none					
23	301	109	121	McCollum[?], Chas[?]	Head	O	3000		no	M	W	40	M	27	no	yes	Georgia	Georgia	Georgia	yes	Mechanic	Power Co.	7662	W	yes	no
24				—— Lillian	Wife-H					F	W	34	M	20	no	yes	North Carolina	North Carolina	North Carolina	yes	none					
25				—— Hugh	Son					M	W	10	S		yes	yes	Georgia	Georgia	North Carolina	yes	none					
26				—— Charles	Son					M	W	7	S		yes		Georgia	Georgia	North Carolina		none					
27	293[?]	110	122	Reeves, Ross	Head	O	3000	R	no	M	W	31	M	21	no	yes	Georgia	Georgia	Georgia	yes	Proprietor	Seed Store	9191	O	yes	no
28				—— Linda	Wife-H					F	W	31	M	21	no	yes	Georgia	Georgia	Georgia	yes	none					
29				—— Ross Jr.	Son					M	W	8	S		yes		Georgia	Georgia	Georgia		none					
30				—— Virginia	Daughter					F	W	6	S		yes		Georgia	Georgia	Georgia		none					
31	201[?]	111	123	Cook, Thomas J.	Head	R	25		no	M	W	54	M	21	no	yes	Georgia	Georgia	Georgia	yes	Clergyman	Methodist Church	9674	W	yes	no
32				—— Martha G.	Wife-H					F	W	50	M	17	no	yes	Georgia	Georgia	Georgia	yes	none					

A page from the 1930 Census shows the where residents of Locust and Maple streets worked and what they did for a living.

5.0

The Value of Preservation

5.0 The Value of Preservation
5.1 The Benefits of Historic Preservation

In its most basic terms, historic preservation means saving something that is viewed as containing value, for example, an older building, neighborhood, or landscape. Collectively, these "valued objects" are called cultural resources and can include resources that are significant in American history, architecture, archaeology or culture. Cultural resources are tangible expressions of people who lived in their own times, cultures and environments. Representations of past eras and periods of development are important as part of our cultural identity. They help us better understand ourselves as individuals, as communities and as a nation by reflecting the tastes, values and concerns of people in a given time. Therefore, the retention and preservation of structures that represent these cultural resources not only help us uphold the quality of our communities, they help us understand our past. However, these remnants of our collective heritage are fragile, irreplaceable and non-renewable. Historic preservation is the way we recognize, manage and preserve our cultural resources for the benefit of present and future generations, so that future change can take place without unnecessary loss of the physical and historical framework of our communities.

As Marietta developed, each generation left its physical imprint on the community. Architectural styles, building types, street patterns, and the distinctive character of old, historic neighborhoods became more valued as they survived subsequent generations of development. The framework of guidelines established by a local ordinance, developed to protect historic resources, represents the community's recognition of the importance of the architectural, historical and cultural treasures found in these neighborhoods and the benefits of their preservation. Community efforts to establish protective measures also reflect their commitment to preserve these characteristics as neighborhoods change. They provide a framework for future public decision-making in light of inevitable land use pressures brought by future development.

5.1.1 Livability and Quality of Life:

At its core, historic preservation seeks to strengthen the framework of communities and reduce sprawl. The inclusion of cultural resources in plans to revitalize a neighborhood provides a focus and a vehicle for sustainable change and development objectives. The principles of historic preservation are rooted in history, culture, stewardship of the built environment, conservation of open space and the maintenance of a sense of place for each community. The underlying premise for design guidelines, which will assist in protecting Marietta's cultural resources, is the recognition that these resources are valuable assets for the entire community. Communities that promote historic preservation are conscious of neighborhood livability and quality of life and take into consideration the negative impact on the environment brought about by urban sprawl. Individual homes enrich the community's experiences of both the townscape and landscape, while the collective value of a historic district creates a sense of destination: a focal point to which people can relate and with which they are familiar. When groups of older buildings form a historic district, they can create a street scene that is "pedestrian friendly", which encourages community connectivity and interaction. The physical sense of neighborhood can reinforce desirable community social patterns and contribute to a sense of security. Decorative architectural features also foster a sense of identity that is unique to each historic neighborhood, an attribute that is rare and difficult to achieve in newer areas of a city.

The Benefits of Historic Preservation

The positive qualities and benefits of a community's cultural resources are many:

- They attract residents who would not be interested in a less distinctive building or neighborhood.
- They have the ability to enrich experience of the environment through their physical qualities and/or their historic community associations.
- Historic building rehabilitation is more labor intensive than new construction and requires greater specialization and higher skill levels from the craftsmen. As a result, more jobs are created and local business thrives.
- Historic buildings were often thoughtfully detailed and their finish materials, including fixtures, wood floors, and trim, were generally of high quality. Comparable materials and detailing are rarely available and therefore very expensive today.
- Heritage tourism provides sustainable economic benefits. It is often a community's historic properties that give it much of its personality and set it apart from other tourist destinations. More and more people are willing to travel to see authentic reminders of our nation's, states' and communities' histories and are drawn by a community's (or region's) historic character. These visitors typically stay longer and spend more during their visit than other tourists.

5.1.2 Environmental Benefits:

There are environmental benefits to repairing and "recycling" historic buildings rather than demolishing them and disposing of their materials. "Recycling" a building saves energy and reduces the need for the production of new construction materials. Rehabilitating a historic building sometimes can cost less than constructing a new one by preserving building elements that remain in good repair rather than replacing them. This encourages smaller and simpler solutions, which, in and of themselves, provide savings. In some instances, appropriate restoration procedures may cost more than less sensitive treatments. However, in such cases, property owners are compensated for this extra effort, to some extent, in the added value that a historic district designation provides. Special economic incentives are sometimes available to help offset potential added costs (See *Tax Incentives* Section, 5.3).

The Benefits of Historic Preservation

5.1.3 Economic Benefits:

There is a strong economic case for rehabilitating historic buildings that relates not only to the building itself but also to the wider community. Use of a city or town's existing historic building stock can support growth management policies by increasing the availability of centrally located housing. Reinvestment and upkeep of historic properties contributes to increased property values and tax revenues. Private investment in the rehabilitation of historic structures supports broader community revitalization and improvement goals and can serve as a stimulus for others to make investments in their properties. Since historic resources are finite and cannot be replaced, many buyers seek these precious commodities. Therefore, preservation adds value to private property. Many studies across the nation document that property values typically rise, or at least are stabilized, where local historic districts and design guidelines are established. In this sense, local designation of a historic district appears to help establish a climate for investment. Property owners believe their investments will not be undermined by inappropriate construction next door and that the time and money spent on improving their properties will be matched with similar efforts on surrounding lots. Therefore, historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent. Developmentally, a community benefits from having put in the effort to develop a well-defined plan for protecting historic community character while accommodating healthy growth.

5.2 The Rehabilitation Treatment Approach

When selecting the most appropriate "treatment approach" for a historic structure, several considerations should be taken into account, such as its historical significance, physical condition, proposed use and any mandatory code requirements. The *Secretary of Interior's Standards for the Treatment of Historic Properties* apply common sense principles to aid in the protection of historic resources by promoting consistent and responsible preservation practices. Preservation projects may include a range of activities, such as maintenance of existing historic elements, repair of deteriorated materials, replacement of missing features and construction of new additions. Once an appropriate treatment approach is selected, the *Standards for Treatment* provide a philosophical framework for the effort. The four approaches are listed in order, starting with the *least intrusive*.

1. **Preservation**: This is the appropriate treatment approach when a property's distinctive materials, features and spaces are mainly intact; the historic "fabric" has survived unchanged over time; and it can convey its historical significance without extensive replacement or new construction. Preservation is the preferred treatment when continued use does not require additions or extensive alterations, but instead calls for measures to sustain the existing form. The focus is on ongoing maintenance and repair and includes limited and sensitive upgrading. **Conservation,** sometimes referred to as "preservation plus," is used when the physical condition of character-defining materials and features requires additional work. Often, this means keeping the structure as it is with existing materials and features, but recognizing the need to reinforce, stabilize and strengthen fragile areas while using *the least amount of intervention possible*.
2. **Rehabilitation,** the next level of intervention, is recommended when repair by stabilization, as well as reinforcement through conservation, is not enough due to extensive damage and deterioration of the historic element. In this situation, limited replacement-in-kind of deteriorated or missing parts or features is necessary with the *least amount of intervention* possible. **This is the level of intervention that these guidelines address, based on the *Secretary of Interior's Standards for Rehabilitation*, because it is the most prevalent and common preservation treatment approach by homeowners.** It is the treatment used to characterize the *Standards for Rehabilitation*, which have been widely used over the years by historic districts and Historic Planning Commissions. They provide a model for owners, developers and local commissions (as well as other Federal agency managers) to assist in the long term preservation of a property through the preservation of historic materials and features. The *Standards for Treatment* recommend limited alteration of the historic character of a building while *retaining* historic materials wherever possible.

   Rehabilitation begins with the identification of the significant architectural features that *define* a building's historic character. Their retention is essential in order to *preserve* that character. The rehabilitation process succeeds by returning a property to a state that makes a contemporary use possible (through repair, alterations and additions), "while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values."
3. **Restoration** involves bringing a building back to a particular, and usually most significant, time in its history. It is the reproduction of the appearance of a building exactly as it looked at a particular moment in time. This often means removal of features from other periods and reconstruction of missing features to resemble, as closely as possible, how it once appeared using traditional or compatible substitute materials. Materials and features from the restoration period should be identified based on extensive research and thoroughly documented evidence.
4. **Reconstruction** occurs when depicting – by means of re-creation and new construction – the form, features and detailing of a structure that did not survive. The purpose is to replicate its appearance at a specific period of time and in its historic location. This approach is appropriate when no other property with the same history has survived and when sufficient historical documentation exists to be sure the reproduction is accurate.

5.3 Tax Incentives for Historic Preservation in Georgia

The Georgia Department of Natural Resources encourages historic preservation by offering tax incentives to both historic homes and income-producing structures. Buildings in the Kennesaw Avenue Historic District may be eligible for these tax incentives. **Note: Approval of the project by the Marietta Historic Preservation Commission does not guarantee approval of the project by The Georgia Department of Natural Resources Historic Preservation Division or the National Park Service.**

How to Apply for or Obtain More Information About Tax Incentives

To apply or for more information on tax incentives, contact the Tax Incentives Coordinator at the Georgia Department of Natural Resources Historic Preservation Division or visit the website at http://georgiashpo.org/incentives/tax

6.0

Marietta Historic Preservation Commission

6.0 Marietta Historic Preservation Commission

The Georgia Historic Preservation Act of 1980 provides the enabling legislation for cities and counties to enact ordinances creating historic preservation commissions and designating historic structures and districts. Alteration, new construction, and demolition of designated properties may be regulated by local government. More than eighty Georgia communities have taken advantage of this act, including the City of Marietta. In 2005, Marietta's City Council passed a Historic Preservation Ordinance to protect and enhance the historical and aesthetic appeal of the city. The ordinance provides for "the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having special historic, architectural, cultural, or aesthetic interest or value, and to provide reasonable flexibility for property owners to improve and maintain their properties below certain thresholds, and for special circumstances." The ordinance created the Marietta Historic Preservation Commission, allowed for the designation of historic properties and districts, and outlined the process for obtaining design approval for designated properties based on design guidelines.

6.1.1 Intent of Guidelines and How They Will Be Used

Design guidelines are developed to identify the character of historic neighborhoods and encourage rehabilitation, additions and new construction that are compatible with existing historic structures. Design guidelines should be used by property owners, occupants, developers, architects and the Marietta Historic Preservation Commission when considering any construction projects within the Kennesaw Avenue Historic District. (All other applicable zoning regulations should also be reviewed before the formal design process begins.) The guidelines will outline recommendations for design projects and will highlight pitfalls to avoid. Ultimately, guidelines should make the task of planning a rehabilitation, addition or new construction project easier. By consulting the guidelines first, designers will ensure compliance with the goals of the Marietta Historic Preservation Commission. This should make costly design revisions unnecessary and will ensure timely approval of an application for a Certificate of Appropriateness.

Design Guidelines DO:

- Protect the historic character and integrity of a district
- Protect the rights and investments of property owners and residents in historic districts
- Ensure that changes to existing structures do not destroy the historic fabric of a building
- Ensure that additions and new construction are visual assets to the neighborhood
- Assist designers in making decisions that are sensitive to historic structures in a district
- Increase public awareness of the community's historic assets
- Ensure that future generations will enjoy the benefits of cohesive neighborhoods that respect their architectural heritage

Design Guidelines DO NOT:

- Prevent property owners from making changes to their property
- Prevent changes in use of the property
- Prevent growth and development in historic districts
- Prevent creative design solutions to construction projects in historic districts

Marietta Historic Preservation Commission

6.1.2 The Marietta Historic Preservation Commission's Role and Duties

The Marietta Historic Preservation Commission is authorized to recommend to the City Council specific "places, districts, sites, buildings, structures, or works of art to be designated by ordinance as historic properties or historic districts." The commission is also charged with the responsibility of developing design guidelines for these designated historic resources. Based on the recommendations of these guidelines, the commission is responsible for reviewing applications for any material changes to a historic property or any structure, site or work of art within a historic district that can be seen from a street, sidewalk, or area of public gathering.

Ultimately, the commission is responsible for protecting, promoting and preserving Marietta's historic resources. By educating the public about the city's historical and cultural assets, it highlights opportunities for preservation. By advising the public about appropriate methods of rehabilitation, it makes completing historically sensitive construction projects easier. By advocating for policies and programs that encourage preservation, it creates awareness of the benefits of safeguarding the past.

The Marietta Historic Preservation Commission is responsible for initiating the process of local historic district designation. If such a designation was supported, the Marietta City Council would then consider adopting an ordinance officially designating the district. Designating such districts makes material changes to existing structures or any new construction within the district subject to design review. Thus, local historic districts offer protection to historic resources that the National Register of Historic Places cannot. The National Register serves primarily as an honorary designation. It does not prevent the demolition of historic structures within designated areas or require any conformity to design guidelines or preservation standards when property is rehabilitated.

The Marietta Historic Preservation Commission may designate a historic district only with the approval of sixty percent of the private property owners within that district. The commission will hold a public hearing on the designation and accompanying design guidelines to allow public comment. The City Council may then approve the designation as prepared, adopt it with any amendments it deems necessary, or reject the proposal. If the designation is adopted, the accompanying design guidelines may not be changed to be more restrictive without the consent of at least sixty percent of the private property owners within that district.

Marietta Historic Preservation Commission

6.1.3 Member Composition

The Marietta Historic Preservation Commission is composed of seven citizens, appointed by the City Council, who "have demonstrated a special interest, experience or education in history, architecture, or preservation." Ideally, at least six of these individuals are professionals in the fields of history or architecture. Historic Preservation Commissioners serve for a period of three years. The Commission selects its own chairperson to preside at its meetings. Residents of each historic district that is created shall vote for and elect two representatives, each serving two year terms, as ex-officio members who may only preside over issues pertaining to the district they represent.

6.1.4 Meeting Regulations

The Marietta Historic Preservation Commission usually meets twelve times a year. Generally, these meetings are held on the Monday the week prior to the regularly scheduled City Council meeting. Additional meetings may be called at the request of the chairperson or the majority of the commission members.

6.1.5 The Design Review Process

A Certificate of Appropriateness is the document that provides approval for a proposal to make a material change in the appearance of a designated historic property, or to a structure or site within a designated historic district that is visible from the public right-of-way. A Certificate of Appropriateness must be obtained from the Marietta Historic Preservation Commission before such material changes may be undertaken. Requiring a Certificate of Appropriateness prevents incompatible alterations, overwhelming additions, unnecessary demolitions and inappropriate new construction in historic neighborhoods.

A building permit is also required for all new construction and for alterations to existing construction. Building permits are issued by the Public Works Department after it reviews construction plans for compliance with the Standard Building Code, Georgia Fire Codes, and City of Marietta Construction Codes. Building permits will not be issued for construction projects within Marietta's local historic districts without proof of a Certificate of Appropriateness.

6.2 Obtaining a Certificate of Appropriateness

A Certificate of Appropriateness is necessary for any of the following activities within a local historic district:

- The demolition of any historic structure
- Any new construction of a principal building or accessory building or structure
- Additions or changes to existing fences, steps, sidewalks, streets and paving, or construction of a new fence, steps, sidewalks, streets and paving, subject to view from a public street or walk
- Material change in appearance of the exterior of existing buildings by addition, reconstruction, alteration, or rehabilitation, subject to view from a public street or walk
- The painting of exterior unpainted surfaces subject to view from a public street or walk

A Certificate of Appropriateness is NOT necessary for the following activities:

- Interior alterations
- A change in the use of the structure
- The painting of existing surfaces where the surface was previously painted
- A change in color to a previously painted surface
- New roofs or caps on roofs which are not visible from public rights-of-way and which do not change the character of the roof
- Roof repair or replacement where the color is the same as the roof it replaced or grey or black or white
- The replacement of HVAC where such replacement is in the same location and of the same scale (or slightly larger to accommodate more energy efficient equipment) as that of the original equipment. Excluded from the exception in this paragraph are window units
- The replacement of gutters where the replacement is in the same location and of the same scale as that of the original equipment
- The replacement of awnings where the replacement is in the same location and of the same scale as that of the original equipment
- The replacement of historic windows (nonhistoric windows would be exempt) with like kind

*If the applicant is uncertain about whether a project requires a Certificate of Appropriateness, an application should be submitted to staff for review. Please contact the City of Marietta Division of Planning and Zoning for further information: City of Marietta, Development Services Department. P.O. Box 609, Marietta, Georgia, 30061-0609. Phone: 770-794-5669. Fax: 770-794-5655. Website: http://www.mariettaga.gov/.

Obtaining a Certificate of Appropriateness

How to obtain a Certificate of Appropriateness

To obtain a Certificate of Appropriateness, a property owner or occupant must submit an application and drawings, photographs, plans, or other sufficient documentation showing the proposed exterior changes or new construction in the historic district. Send all applicable material to: City of Marietta, Development Services Department, P.O. Box 609, Marietta, GA 30061-0609.

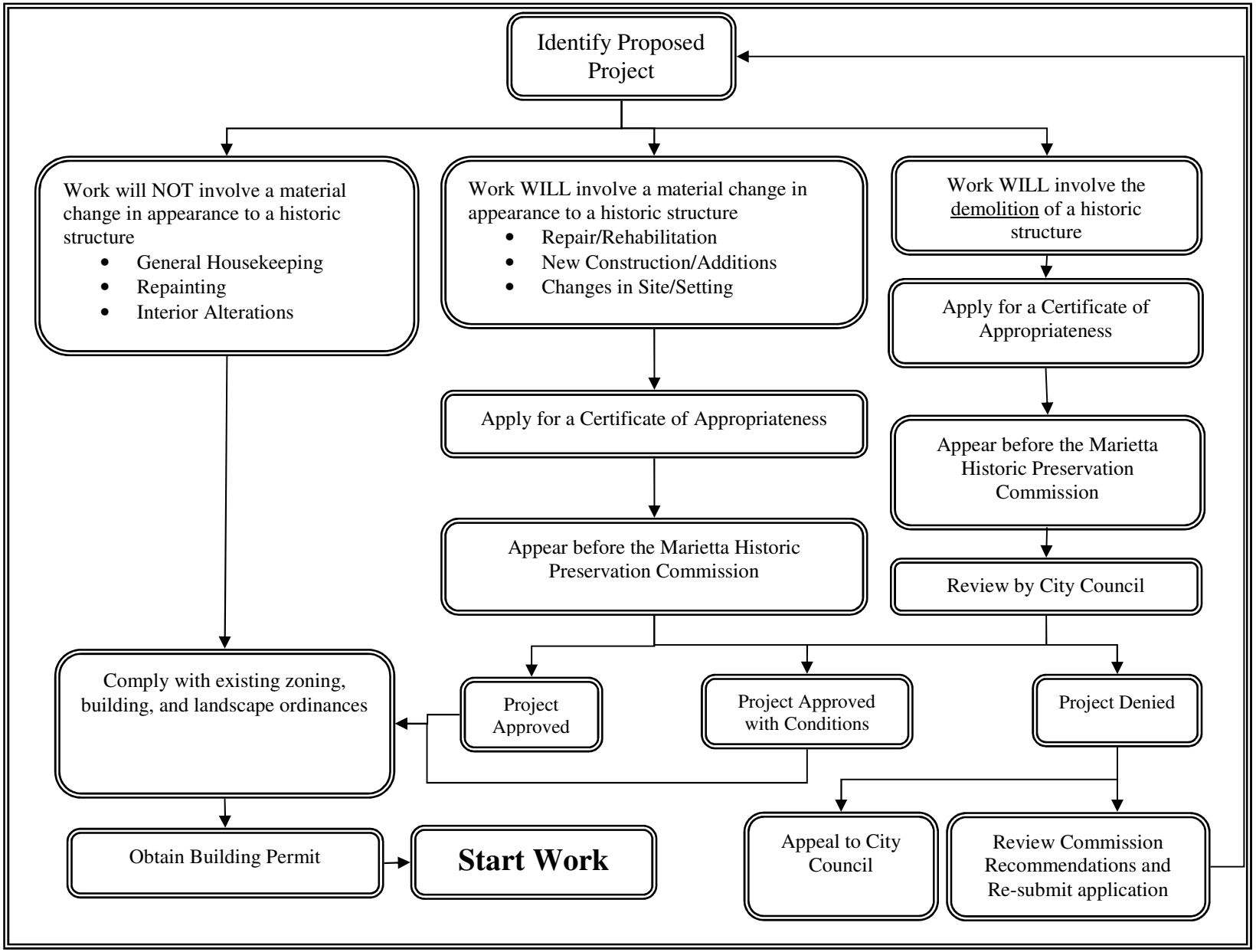
Applications for Certificates of Appropriateness will be heard at a hearing in which the property owner or occupant will have the opportunity to speak in front of the Historic Preservation Commission. The commission will approve the application and issue a Certificate of Appropriateness if "it finds that the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical, architectural or cultural significance and value of the historic property or district." The commission will consult the historic preservation design guidelines outlined in this document for direction in this process. The property owner or occupant is therefore encouraged to consult these guidelines before planning any rehabilitation, addition or new construction projects within Marietta's local historic districts.

The Marietta Historic Preservation Commission may approve an application for a Certificate of Appropriateness outright, approve the application with conditions, or deny the application. Once a Certificate of Appropriateness is issued, the property owner or occupant must also obtain all other applicable permits, including a building permit. The work permitted by the Certificate of Appropriateness must begin within three years of its approval and must conform to the Certificate as issued.

If the application is for the demolition of a historic building, the Marietta Historic Preservation will make a recommendation to the Marietta City Council regarding whether the Certificate of Appropriateness should be approved. A Certificate of Appropriateness for the demolition of a historic structure shall only become final if approved by the Marietta City Council.

If an application for a Certificate of Appropriateness is denied, the commission may recommend changes to the application that would make the material changes being requested more appropriate to the neighborhood. The application may then be resubmitted. Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a certificate of appropriateness has 30 days to appeal such determination to the City Council.

Process to Obtain a Certificate of Appropriateness



7.0

Historic District Character: House Types and Styles

7.1. Residential Building *Types* and Defining Characteristics
7.2. Residential Building *Styles* and Defining Characteristics

7.0 Historic District Character: House Types and Styles

In discussing character-defining elements of a structure, there are two areas of consideration, house **type** and house **style**. House type is the overall form, the outline or envelope of the main or original part of the house, as well as the general layout of interior rooms. The simplest way to understand residential house types is through the formula: **plan + height= type**. Plan refers to the general layout of the interior rooms and height means the number of stories. In some instances, other architectural traits determine house type. Additionally, roof form, the location of doors or chimneys, or the kind of porch may help determine type or subtype. Using the name of a house type rather than a lengthy description efficiently communicates a house's main characteristics. Moreover, knowing the house type may provide information on the approximate construction date of the building.

Two principal components of a building determine its architectural **style**: form and ornamentation. Form refers to the relationships between proportion, scale, height, depth, width, footprint outline and structural characteristics of a building. Ornamentation refers to decorative elements that are usually non-structural and have been applied to the exterior of the building. If a building displays all the elements of a particular architectural style, it may be called a *high-style* example. When a building incorporates only a few stylistic details of an architectural trend, it is said to have elements of a style and is labeled *vernacular*. In Georgia, high style examples are rare and are usually built by a trained architect. Vernacular styles with limited decorative element are much more abundant throughout Georgia communities and represent the local interpretation of prevalent architectural trends. Architectural style is a relatively easy way to categorize buildings. Once the style of a building is determined, its age and rarity within a region can be assessed. Perhaps most importantly, architectural style can offer insights into the tastes and needs of the time and place in which it was built, providing an invaluable link to historical context.

7.1 Residential Building Types and Defining Characteristics

Moon-Holland Historic District Characteristics

The Moon-Holland Historic District consists mainly of one- and one-and-a-half story vernacular residences built mainly in the early twentieth century. The streets of the district are not laid out in a strict grid pattern, but run diagonally on a northeast-southwest axis from Kennesaw Avenue to Winn Street. For the most part, the historic houses in the district are uniform in mass, setback, height, and street orientation. While many of the houses have elements of popular architectural styles of the late 1800s and early 1900s, the houses are most easily identifiable by their building type.

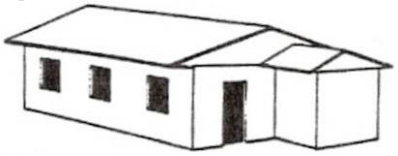
Maple Street

Moon-Holland Historic District Building Types

Most of the residences in the Moon-Holland Historic District are vernacular structures, representing distinct examples of historic building types. Building "type" refers to a house's form and layout, and not the exterior decorative elements that would characterize a building style. The most common house types in the Moon-Holland Historic District are gabled ell cottages and Queen Anne cottages, with a few examples of bungalows, hall-parlor, New South, and pyramid cottages. In the context of the discussion of house types, the word "cottage" means that the house is one-story, and does not refer to style, size or decorative elements. The following are examples of house types found in the Moon-Holland Historic District.

Bungalow

A bungalow is often mistakenly referred to as a house style, but it is actually a house type. It was most popular in Georgia between 1900 and 1930. The form is long and low with irregular floor plans within an overall rectangular shape. Integrated porches are common, as are low-pitched roofs with wide overhangs. There are four sub-types of the bungalow, based on roof forms and roof orientation: front gable, side gable, hipped, and cross gable.



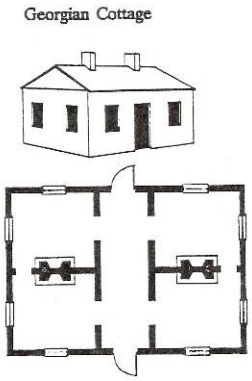
Front Gable Bungalow

Front gable bungalow

Residential Building Types and Defining Characteristics / Moon-Holland

Georgian Cottage

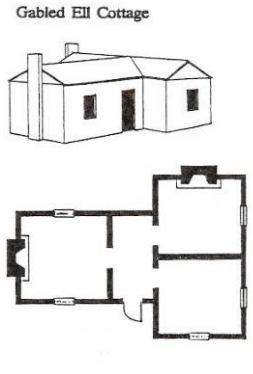
A four-room symmetrical house with a central hall, usually hip-roofed with interior or end chimneys, the Georgian Cottage was a common house type in Georgia. This house type was most popular from the 1850s-1890s, but were built throughout Georgia well into the twentieth century.



Georgian cottage

Gabled Ell Cottage

The gabled ell cottage was one of the most popular house types in Georgia during the late 1800s and early 1900s, and is a common house type found in the Moon-Holland Historic District. The house plan is T- or L-shaped, and usually, though not always, has a gabled roof. The gabled ell cottage consists of a gable-front projection at one end of a recessed wing that is parallel to the façade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing.

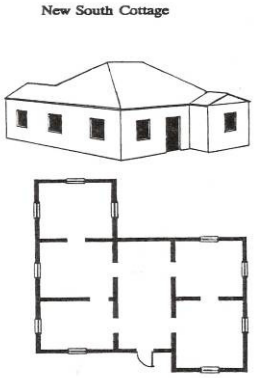


Gabled Ell cottages in the Moon-Holland District Historic District

Residential Building Types and Defining Characteristics / Moon-Holland

New South Cottage

In Georgia, the New South cottage was most popular from the 1890s to 1920s. The New South cottage has a central square mass, often with a hipped roof and gabled projections. The distinguishing feature of the New South cottage is an emphasis on symmetry. A key element is the central hallway which is flanked by pairs of rooms, one or both of which might project forward. Often this house type has a pair of gables in the façade, often built over projecting rooms or flush with the wall of the main mass.

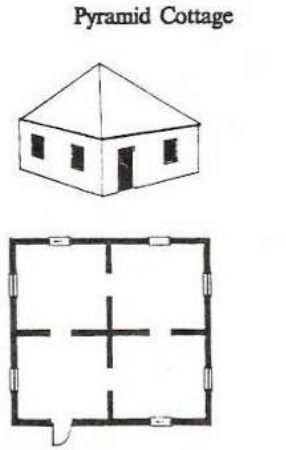


New South cottage

Pyramid Cottage

The pyramid cottage was one of the simplest housing forms in early twentieth century Georgia. Most were built between 1910 and 1930. A pyramid cottage consists of a square main mass, typically with four principal rooms and no hallway. The most distinguishing feature is the steeply-pitched pyramidal roof.

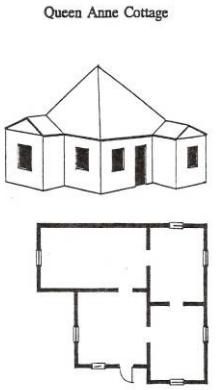
Pyramid cottages in the Moon-Holland District Historic District



Residential Building Types and Defining Characteristics / Moon-Holland

Queen Anne Cottage

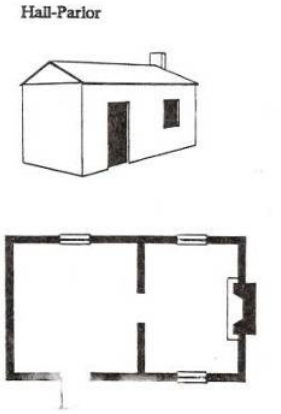
Especially popular in Georgia during the 1880s and 1890s, the Queen Anne cottage is a common house type in the Moon-Holland Historic District. The Queen Anne cottage is a one- or one-and-a-half-story structure with a dominant pyramidal roof, characterized by a square main mass with projecting gables on the front and/or side. Rooms are arranged asymmetrically and there is no central hallway. The roof is either pyramidal or hipped, and the chimneys are usually found in the interior of the house. The principal façade often has a number of bays, with a central entryway. Features such as wraparound porches and decorative woodwork are common.



Queen Anne cottage

Hall-Parlor

This house type consists of two main rooms, unequal in size. Entry from the front is into the larger of the two rooms, known historically as the "hall", which is not the same as the hall-way. The hall-parlor house type was very common throughout Georgia in the last half of the nineteenth century and the first three decades of the twentieth century. Though small, this house type was functional and adaptable, and many were expanded over the years.



Hall- Parlor cottage

7.2 Residential Architectural Styles and Defining Characteristics

Moon-Holland Historic District

Most of the houses in the Moon-Holland Historic District are classified as vernacular style residences. Vernacular style architecture refers to structures that are built from locally available materials following local building practices and patterns. Vernacular residences represent functional styles that meet the needs of everyday people in their place and time. Vernacular styles tend to vary over time, influenced by changing needs, tastes and local traditions. Vernacular architecture is a rich symbol of the history, growth and development of a neighborhood or city and in itself can be representative of local building traditions and development patterns that are historically important.

One very distinctive element found throughout the Moon-Holland Historic District is an open woodwork feature in the upper part of a gable, usually on the front façade. The decorative gable vent, present in the Moon-Holland district in various sizes, shapes, and designs, is a feature borrowed from Folk Victorian and Queen Anne architectural styling. These styles were popular during the first few decades of the twentieth century, when many of the houses in the district were constructed.

Patterned front and side gables, Locust Street

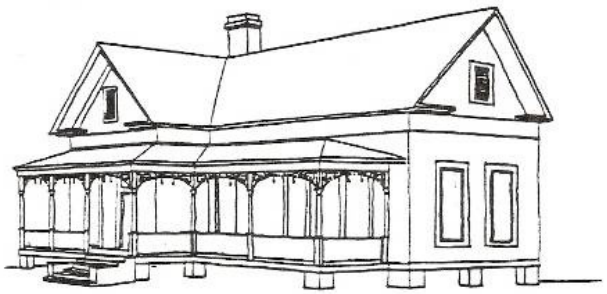
Patterned front gable, Maple Street

Residential Architectural Styles and Defining Characteristics / Moon-Holland

The Moon-Holland Historic District is mainly characterized by vernacular style residences, but there are a few examples of academic architectural styles found in the district, two of which are Folk Victorian and Craftsman styles.

Folk Victorian (1870s-1910s)

The Folk Victorian style became popular in the latter half of the nineteenth century with the expansion of the railroad throughout the United States, and was especially popular in the South. Many houses in this style incorporate simple decorative detailing onto the house forms but are generally less elaborate and complex than the academic Queen Anne style. Detailing is found mainly on the porch and the cornice line where spindle work and beveled woodwork are common. Elements of the Folk Victorian style are often found in various house types, such as the gabled ell and pyramidal cottages.



Folk Victorian cottage

Residential Architectural Styles and Defining Characteristics / Moon-Holland

Craftsman (1910s-1930s)

The Craftsman style represents a move away from historical styles towards the modern house. The use of rustic detailing contrasts with the extensive detail of previous Victorian-era styles. This architectural style was first popular in California and then spread to the Eastern coast of the United States from approximately 1905 to 1930. In Georgia, the Craftsman style represents the most popular early twentieth century style. Whole neighborhoods are often styled with Craftsman elements from the 1910s through the 1930s.

Craftsman elements include a low pitched front- and side-gabled, or less often hipped, rooflines, with large overhanging eaves exposing roof rafter tails. The overall affect of the roof intensifies the horizontal alignment of this style. Decorative brackets or braces within the large eaves are also common. Full-width and partial porches with squat short columns set on heavy masonry piers extending to the ground are common. A wide variety of materials are employed for structure and decorative detailing. Craftsman windows may have multi-paned windows over a single pane. Half timber or wood frames displaying rustic materials often on a stone foundation are typical of a Craftsman style house, though building materials vary throughout different regions.

Craftsman bungalow

8.0

Design Guidelines: Rehabilitation of Existing Structures

8.0 Design Guidelines for Rehabilitation of Existing Structures

Neighborhood Character

Character refers to those visual and physical features that constitute the appearance of a historic building. Character-defining features include the overall form of the structure, its construction materials and craftsmanship, and its decorative detailing and ornamentation. The rhythm and shape of window and door openings also contribute to the overall character of a structure. The structure's setting, including its orientation and setback from the street, the spacing between it and adjacent structures and landscaping details such as fencing, planting and entrance walks are also character-defining features. Often climate, construction technology, local traditions, and economic factors led to the construction of neighborhoods with buildings of similar character. This similarity in historic neighborhoods often creates rhythm and harmony along the street and adds to the overall aesthetic appeal of the area.

Existing Structures

Appropriate rehabilitation of historic structures, including historic outbuildings and garages, protects the historic character of the structure while also updating it for current purposes. These design guidelines are intended as a tool for property owners, architects, and contractors as they apply for a Certificate of Appropriateness and go through the rehabilitation process. They are also intended to assist the Marietta Historic Preservation Commission as it makes important decisions regarding the impact of rehabilitation on the overall character of a district.

Principle for the Rehabilitation of Historic Structures

The Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67-see Appendix 13.5) are the foundation for these design guidelines. The Standards establish several key principles:

- The best use for historic structures is their originally intended use.
- Historic materials and architectural elements should be repaired instead of replaced when possible.
- When replacement of deteriorated material is required, replacement should be "in kind" (replace wood with wood, stone with stone and so on), and should affect as little historic material as possible.
- Historic additions represent a physical record of the evolution of a structure and should be respected as valuable in their own right.
- Be aware that land-disturbing activities in historic places can expose archaeological deposits that potentially provide valuable information about the history of a place.
- Do not speculate about, or attempt to duplicate, historical elements for which there is no record.
- Always use the most gentle and effective means to clean historic materials (never sandblast historic masonry).

Design Guidelines for Rehabilitation of Existing Structures: 8.1 Appurtenances

This category involves external elements such as air conditioning compressors, window air conditioning units, television antennas, satellite dishes, telephone lines and garbage containers. Historic properties need to be adapted to accommodate these modern conveniences. However, an attempt should be made to minimize the visual impact of appurtenances on the property. The goal is to accommodate modern mechanical utilities in historic structures without detracting from the historic integrity of the building.

Recommended:

- Rooftop utilities such as satellite dishes, air conditioning window units and television antennas should be mounted to the side or rear of the house or in a position that is unseen from the street or public right of way.
- Visual impact of all appurtenances should be minimal. For example: when a fixed appurtenance such as an air conditioning compressor is located close to the ground, an attempt should be made to screen it with appropriate landscaping.
- Visual impact of appurtenances such as garbage containers should be minimized by storing them at the side or rear of the structure unless otherwise authorized by the city. They should also be screened from view of the public right of way.
- New appurtenances such as satellite dishes and air conditioning units should have matte or non-reflective finishes in order to avoid drawing attention to them.

Not Recommended:

- Utilities placed on the roof.
- Utilities on the front façade of the building.
- Solar devices on the front of the roof or in sight of the public right of way.
- Permanent garbage containers in view of the public right of way.
- New appurtenances with reflective or bright surfaces.

****Note**: *A Certificate of Appropriateness is not required for the replacement of HVAC where such replacement is in the same location and of the same scale (or slightly larger to accommodate higher energy efficient equipment) as that of the original equipment. However, window units are not exempt. [Article 7-8-9-050 (D)(3)(e)]*

Design Guidelines for Rehabilitation of Existing Structures:
8.2 Design Elements

Design elements help to establish the architectural character of a historic structure. Some elements serve both a functional and decorative purpose, but many are purely ornamental. Design elements are important because they reflect both the taste and the craftsmanship of the period in which they originated.

Shingles may be applied in many historically accurate configurations

Shingles create many different patterns and are often interchangeable with other appropriate forms of siding.

Distinctive stick work is a detail appropriate only to the High Victorian style.

Details give buildings their individuality.

Examples of Design Elements

Design Guidelines for Rehabilitation of Existing Structures: Design Elements

Moon-Holland Historic District

- Decorative wood shingle patterns are common on the front of houses just below the front facing roof gable.
- Decorative wood patterns were also added on the front of houses just below the front facing gable.
- Decorative woodwork and scrollwork are common on porches.
- Decorative vent covers, made of wood and almost always painted white, are very common on the front of houses, just below the front facing gable of the roof.

Decorative Woodwork

Decorative Shingle Pattern

Decorative Scrollwork

Decorative Vent Cove

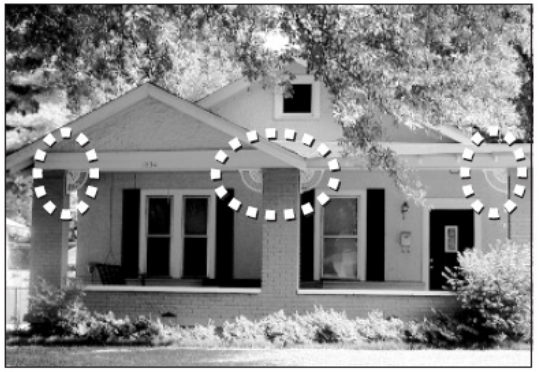
Design Guidelines for Rehabilitation of Existing Structures: Design Elements

Recommended:

- Design elements that are in sound condition should not be removed or altered.
- The original character of any design element should be preserved and maintained.
- Style, scale, and materials should be replicated if replacement is necessary.
- Piece in repaired sections rather than replacing a whole element.
- The replication of historic design elements when restoration or repair is not feasible.
- Physical or pictorial evidence can be used to replace the design element in kind.
- If possible, any repair or restoration work on an architectural detail should be done without removing the detail itself.
- Protective measures should be taken on existing, original architectural elements to ensure their survival.

Not Recommended:

- The addition of design elements that were not part of the original structure
- The addition of extraneous ornamentation to a building.
- The removal of damaged features that can be repaired.



Adding pieces of ornamentation to a building gives a false sense of history.

Repair rather than replace historic design elements.

Replace missing decorative elements in kind.

Design Guidelines for Rehabilitation of Existing Structures:
8.3 Doors

The entrance door is the welcoming feature of a house and can be an important aspect of its architectural embellishment. Different architectural styles may have distinctive door designs as well as decorative or stylistic features, such as transom and sidelights or detailed surrounds.

Doors are subject to extensive wear. Until recent times, doors were generally fabricated from wood. Wood doors have richness and enduring beauty that is not conveyed by modern materials.

As an insulator, wood is 400 times more efficient than steel. However, wood doors are not maintenance free. Georgia's humid climate can cause rot and deterioration. A rotted sill can cause water damage to the base of the door and allow water to seep into and damage interior floors. For that reason, careful home designers have often set the door back within an exterior wall or protected it with a canopy, porch, or portico, with an open or partly-enclosed roofed space or covered walkway that forms the entrance of the building. Such features may form an attractive centerpiece on the façade.

Doors, entrances, and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Moon-Holland Historic District

- Most doors in Moon-Holland were made primarily of wood, with a glass pane in the upper half of the door.
- Doors were either painted or unpainted, and both can be seen in this district.
- Hardware on the doors was metal.
- Storm doors were rarely used.

Typical Doors in the Moon- Holland Historic District

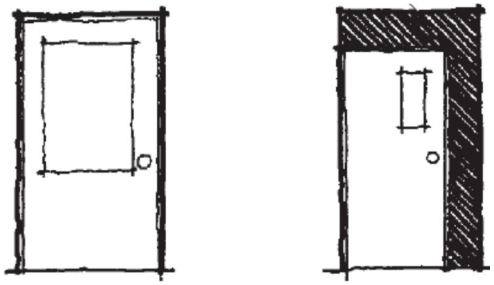
Design Guidelines for Rehabilitation of Existing Structures: Doors

Recommended:

- The historic placement of openings should be maintained.
- Replacement doors should remain the same size as historic doors.
- Historic doors should be repaired, not replaced.
- If a door is too deteriorated, it must be replaced with an appropriate replica of a historic door, not one of modern design.
- Replacement doors should be of the similar material as the original door.
- Storm and screen doors should be added with care. The design of storm and screen doors should not obscure the original design of the historic door.

Not Recommended:

- Additional bays should not be created.
- Door openings should not be enclosed.
- Veneered or hollow doors are not recommended because of the threat of warping and separation of veneer caused by moisture.



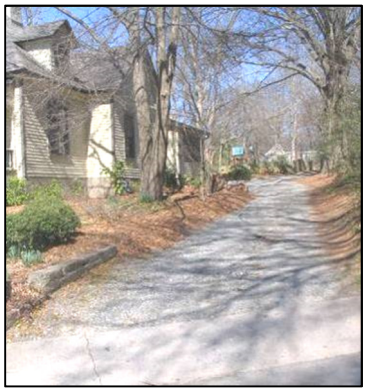
Design Guidelines for Rehabilitation of Existing Structures:
8.4 Driveways

The two historic districts were platted in a period that predates the large-scale introduction of automobiles. Instead, residents relied on pedestrian and carriage traffic as the primary means of transportation. Because of this, many lots do not include driveways or, where they exist, they are not directly accessible from the street. With the coming of the automobile, rear sheds and carriage houses were often converted to or replaced by garages, and driveways were added. Because older buildings were not designed with driveways and automobile parking in mind, driveway location, parking and storage of today's vehicles can detract visually from residences.

Preservation of the configuration and paving materials of historic driveways and alleys is critical in preserving the overall character of these historic districts. The insertion of driveways, parking areas, and curb cuts is generally inconsistent with the historic character of the district, but the use of appropriate paving materials and the size and placement of the driveways can help reinforce the character of the district and minimize negative impact.

Moon-Holland Historic District:

- Typical in this district are single-lane driveways located on the side of the structure that terminate at the house or extend to a rear garage or shed.
- Drives are relatively narrow, reflecting the smaller dimensions of earlier cars.
- Two paved driveway tracks using concrete with exposed crushed stone aggregate with grass or concrete infill are occasionally seen, which recognize and preserve the traditional driveway form.
- Most common materials are gravel, poured concrete slab, or concrete with exposed crushed stone aggregate.




Side driveways, Moon-Holland Historic District

Design Guidelines for Rehabilitation of Existing Structures: Driveways

Recommended:

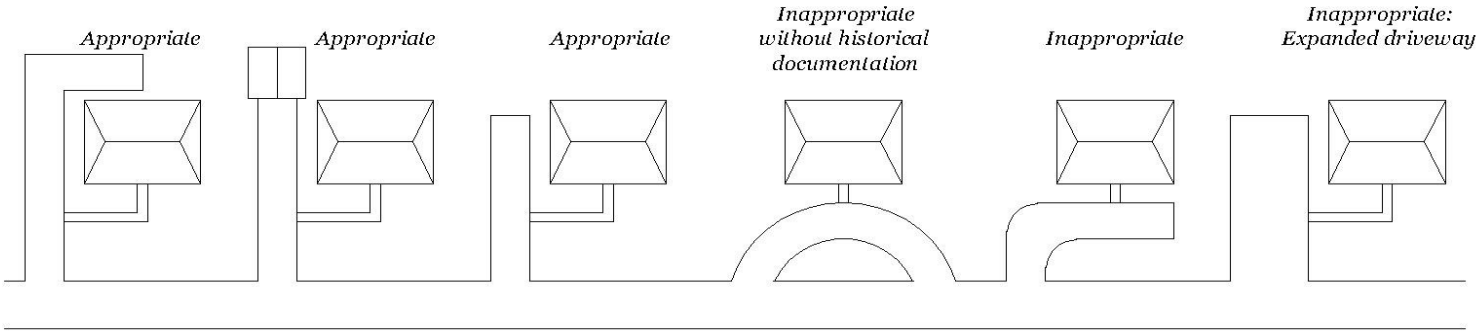
- Retain and maintain the historic configuration, paving materials and placement of existing driveways and alleys whenever possible.
- Unless historical documentation indicates otherwise, driveways should be placed at the side and, preferably, extend to the rear of the residence where parking should be located as unobtrusively as possible.
- New driveways should be compatible with existing driveways in spacing, width and configuration. They should be introduced in locations where there is minimum alteration necessary to historic site features, such as landscaping, walkways, and retaining walls.
- Designs should be discreet and conservative in the amount of open space converted to paving for driveways.
- Landscaping should be integrated with the driveway surface area to minimize the visual impact and to buffer/shield the view of parked vehicles from the street.
- All new parking areas should be screened from adjoining properties with appropriate fencing or shrubbery. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.
- Wherever possible, maintaining the original location, materials, design and width of a driveway so that it is compatible with the overall character of the property, the streetscape and the district is recommended.

Design Guidelines for Rehabilitation of Existing Structures: Driveways

Not Recommended:

- Driveways should not be installed where none existed previously and where the size of the lot cannot accommodate the size of such a feature.
- Semi-circular driveways with two entry points on the front of the lot (in front of the primary façade) should not be installed. These are inappropriate unless historically documented.
- Curbs and sidewalks should not be damaged or interrupted by the installation or repair of driveways.
- The view of the primary façade from the public right-of-way should not be dominated by parked vehicles.
- New driveways or parking areas should not directly abut the principal structure.
- Existing driveways should not be enlarged and existing trees should not be removed to expand driveways; front yards and entry walkways should not be converted to driveways.
- Abandoned or inoperable vehicles should not be stored in front yards.

Inappropriate material / application.



Design Guidelines for Rehabilitation of Existing Structures:
8.5 Entrance Walks:

Entrance walks serve as an impressive introduction to individual properties and contribute to their unique character. They can be an extension of the building's architecture, used to reflect and emphasize specific elements to create a harmonious and distinctive overall environment. When extended directly to sidewalks, as is often the case in Marietta's two historic districts, they also accentuate a pedestrian-friendly and inviting atmosphere along the streetscape. Entrance walks with materials that are appropriate to the building and its development should be retained

Moon-Holland Historic District:

- Entrance walks most often connect the entrance steps directly to the sidewalk.
- Often, entrance walks connect from the entrance steps directly to driveways located to the side of the house.
- Occasionally, the entrance steps lead directly to the lawn.
- Typical materials include gravel, concrete with exposed crushed stone aggregate, and concrete slab. Also present are patterned brick, stone and slate.

Recommended:

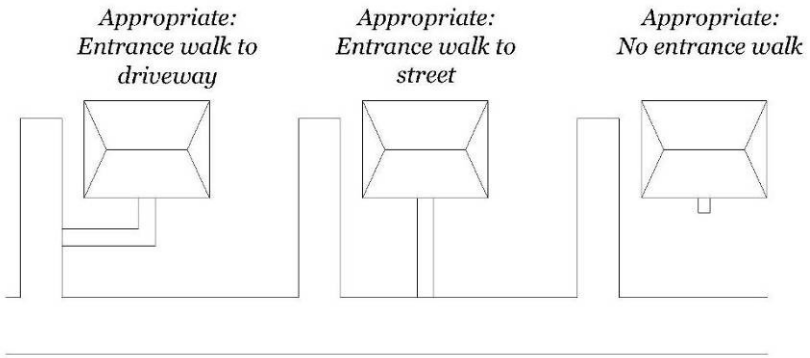
- Retain and preserve the topography, pattern, configuration, features, dimensions, historic or traditional paving materials and textures of existing walkways that contribute to the overall historic character of the district whenever possible.
- Replace only deteriorated portions of an entrance walk rather than the entire feature. Match the original one in location, design, style, dimension, detail, texture pattern and material, such as gravel, concrete slab and concrete with exposed crushed stone aggregate.
- Replace a completely missing or deteriorated entrance walk with a new feature based on available documentation of the original design and compatible with the architectural type and style of the house
- Design new walkways to be compatible with existing walkways that contribute to the overall historic character of the district, similar in location, configuration, dimension, scale, materials and textures.
- When the installation of new walkways is unavoidable, the topography of the property and significant site features such as mature trees, retaining walls and stairs should be retained whenever possible.

Entrance walks in the Moon-Holland Historic District.

Design Guidelines for Rehabilitation of Existing Structures: Entrance Walks:

Not Recommended:

- A new entrance walk should not be installed where one did not previously exist; it should be substantiated by documentary and physical evidence.
- Where replacement is necessary and new entrance walks are unavoidably installed, the connection between the sidewalk and the house that is characteristic of the district should not be destroyed but instead maintained where one formerly existed.
- The use of inappropriate paving materials and those not historically or traditionally characteristic of the district.
- Relocation, removal or addition/expansion of entrance walks or change in material that is incompatible with historic or traditional precedent.



Design Guidelines for Rehabilitation of Existing Structures:
8.6 Fencing

Fencing consists of materials that create a sense of whimsy and charm that complements the architecture of the Moon-Holland Historic District. Fences historically served as an aesthetic element defining boundaries as well as the functional purpose of controlling animals. Significant features such as location, height, materials, and design of historic fences should be preserved and carefully maintained. Additional requirements and regulations on fencing can be found in the Marietta City Municipal Code section 710.04.

Moon-Holland Historic District

- White picket fencing, sometimes spaced, pointed & staggered incrementally in curves or straight across.
- Wood picket fences are common boundary markers often left natural & weathered or painted white.

Typical Fences in the Moon-Holland Historic District

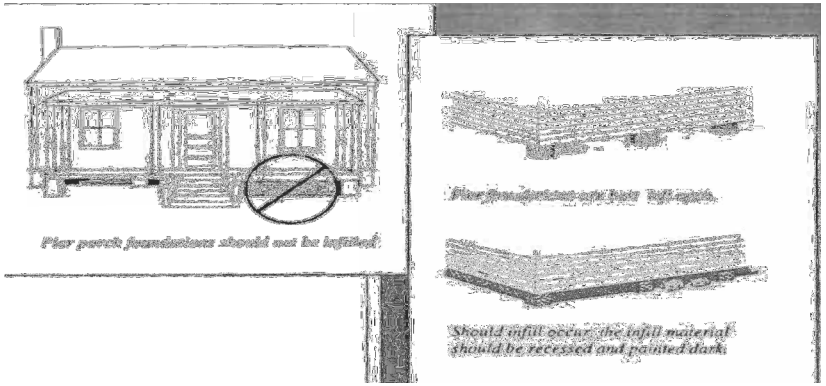
SEE CITY OF MARIETTA ORDINANCE (§710.04) REGARDING FENCES

Design Guidelines for Rehabilitation of Existing Structures:
8.7 Foundations

Foundations are defined as those structural supports, above or below grade, that support the weight of a building. Foundations were a way of preventing insect infestation in the wood frame. Moreover, the elevation of a wood frame keeps the wood away from the moisture on the ground, preventing wood rot. The warm moist climate of the South encouraged the construction of houses on piers. More recently, the introduction of modern heating, cooling and plumbing has increased the use of continuous foundations and slab foundations, therefore, raised foundations are a strong visual characteristic of a historic area. The complete replacement of the original foundation infill between brick piers alters the historic character and special quality of the structures.

Moon-Holland Historic District

- The majority of foundations are concrete block, brick or brick piers.
- The concrete block is often painted.
- Many porches are on brick piers with wood infill.



Recommended:

- Historic masonry foundations, masonry piers and architecturally significant materials used for infill between masonry piers should be retained.
- Damaged or deteriorated masonry foundations, masonry piers and infill materials should be repaired and maintained.
- When repairs are necessary, the color, size, shape, texture, proportions, and appearance of the masonry units and mortar shall match the historic foundation.
- Sensitivity to historic foundation techniques and construction should be followed.
- Crumbling mortar should be replaced and repaired.
- Mortar joints should be duplicated in width and profile.
- Painted masonry surfaces should remain painted.
- The space between masonry piers should remain open; however, infill may be used if recessed within piers to reflect the original raised foundation design. Infill materials should be compatible in appearance and composition and should be removable.

Inappropriate concrete infill

Not Recommended:

- Masonry materials of a different shape, color, size, *and* texture than the historic material; textured concrete masonry units, nor artificial materials imitating stone or brick surfaces.
- Painting or stucco of unpainted masonry surfaces.
- Replacement of a masonry pier foundation with a concrete slab foundation (Infill between brick piers with concrete block).

Design Guidelines for Rehabilitation of Existing Structures:
8.8 Ornamental Plantings

Ornamental plantings serve to highlight features of the historic character of the neighborhood and complement the house. Green spaces were recreational and were weekend places of leisure for workers to enjoy their family, friends and surroundings. Landscaping by nature is a constantly changing element of historic properties. Though plant materials are temporary, planting type and layout can be preserved and maintained. For more information on historic gardens, see Landscapes and Gardens for Historic Buildings, by Rudy & Joy Favretti.

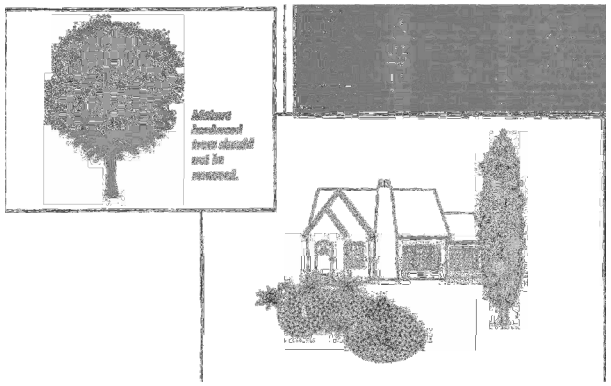
Moon-Holland Historic District

- Ornamental trees, such as cherry trees and Japanese maples, dogwoods.
- Established old trees, such as oaks, elms.
- Bushes, such as boxwoods, azaleas, photinias.
- Flower pots and flower beds.


Typical Ornamental Planting in Moon-Holland

Recommended:

- Retain existing trees and plants whenever possible.
- Maintain and preserve existing species of trees, shrubs and historic landscape materials as well as their historic spacing and placement.
- Replace diseased or dead plants and trees with appropriate species.
- Install new landscaping that is compatible with the existing neighborhood.
- Locate plants and plant beds in traditional areas of the yard, such as along walks, fences foundations and porch edges.
- A variety of these hybrids:
  - Oak trees
  - Weeping Willow
  - Pines
  - Boxwoods
  - Dogwoods
  - Rose bushes
  - Magnolias



Not Recommended:

- Plants that disrupt the character of the block face.
- Obscuring the view of the primary façade of the house by plantings or other landscape elements.

Design Guidelines for Rehabilitation of Existing Structures: 8.9 Outdoor Lighting

Historically, exterior lighting consisted of porch or lamp lights that were originally simple incandescent lamps. Exterior lighting should be a secondary element that does not overwhelm the architecture and the landscape of the neighborhood. Building illumination should accentuate design features and promote security in an attractive and understated manner. Many houses in both the Moon-Holland district have continued the traditional look of the simple lamps which help maintain the historic integrity of the community. Outdoor lighting fixtures should be simple in scale and blend with the architectural style of the building. The amount of light should accentuate the architecture without being overpowering and without casting a glare on other houses and cars.

Recommended:

- Lighting should accentuate architectural features.
- Simple fixtures should be used that blend with the architecture.
- Light fixtures or lamp posts that are historic to buildings should be preserved.
- Replace historic light fixtures with replica fixtures.

The light on this Moon-Holland Historic District home supplies light sufficient for illumination without overwhelming other features.

Design Guidelines for Rehabilitation of Existing Structures: 8.10 Porches

Porches are often the focal point of a historic structure, particularly when located on the primary elevation. Because of their decoration and articulation, they help define the style and overall historic character of a building. In the South, porches were necessary because of the warm climate. Additionally, they served as a social gathering place. This transitional area between the interior and exterior of a residence provides a protective place to sit outdoors. Porches also provide shading for the front of a structure and help reduce solar gain and air conditioning loads. A graceful porch welcomes the passerby and introduces them to a home. Porches are distinctive features that add character to both the houses and the historic district in which they are located. Consideration of porch additions should harmonize with the character of the neighborhood and be compatible with existing structures.

Moon-Holland Historic District

- Porches are one of the most prominent and defining characteristics of the Moon-Holland Historic District.
- Porches feature details such as slender, turned wood posts and decorative wood-spindled balusters.
- Where porches are less elaborate, simple square or rounded porch supports on masonry piers are evident.
- Wood is the principal material; few porches are enclosed.

Recommended:

- Porches and steps that are part of a building's evolution, and that have achieved historical significance should be maintained and preserved.
- When rehabilitation of historic porches, stoops and their elements becomes necessary due to damage and deterioration, every effort should be made to preserve viable materials and original elements with repair versus completely replacing the entire porch and its elements.
- Materials used to repair or replace historically significant porches, stoops, and their design elements – steps, floor, ceiling, roof, balusters, structural posts and all ornament – should closely match the original detail, materials and fabric (design, texture, composition, profile and proportions) and blend with the original style and character of the house.
- Replace an entire porch only if it is too deteriorated to repair or is completely missing.
- The new porch design should be based on historical, pictorial or physical evidence or should be a new design which is compatible to the character of the historic residence in proportion, scale, size, materials, and detailing.
- When historic information is not known for replacement porches, such things as floor dimensions, height, roof pitch and overhang should be consistent with the historic features of the block.
- A new porch or deck should be constructed out of view of the public right of way on a secondary façade unless there is evidence that a previously existing/original historical porch existed on the primary façade.
- Materials used as framing or supports for screen or glass should follow the horizontal and vertical lines of the original porch design as closely as possible.

Design Guidelines for Rehabilitation of Existing Structures: Porches

Not Recommended:

- Removal, covering or alteration of historic or architecturally significant porches, stoops, elements or ornamentation.
- Replacement of original materials, design or architectural features of porches and steps (balusters, structural posts, columns, hand rails, brackets and porch roof detailing) with incompatible and inappropriate designs or materials.
- Enclosure of porches when located on a front façade or when visible from the public right-of-way.
    - If enclosing a porch is necessary, it should remain open in character with a maximum amount of glass or screenwire material and a minimum amount of solid areas.
- Alteration of the appearance, shape, materials or slope of the historic porch roof.
- Creation of a false historic appearance by use of elements or ornament which are not characteristic of the historic residence.
- Addition of porches, unless there is pictorial documentation or physical evidence of a historic porch.
- A replacement porch should not create a false historic appearance and should not be incompatible in size, scale, and material.

Wrought iron supports are an inappropriate replacement material. They conflict with the original structure in material and design.

Wood lattice is incompatible with original porch materials and visually detracts from house design

Design Guidelines for Rehabilitation of Existing Structures:
8.11 Retaining Walls

Location, height and construction materials define the characteristics of historic retaining walls, which are made from a variety of substances such as poured concrete, bricks, wood and stones. Historic retaining walls prevent erosion issues common to the natural uneven sloping topography and distinguish property lines from the public right of way. Retaining walls add interest and character to lots and lend the property to easy terracing. The retaining walls should be preserved and maintained as much as possible. The original location, materials and height should also be retained. Viable materials should be repaired and reset, never discarded. When original materials are beyond repair, replacement materials should match the original.

Typical Retaining Walls in the Moon Holland District

Moon-Holland Historic District

- Typical applications include: molded concrete, concrete block, brick, and stacked stone.

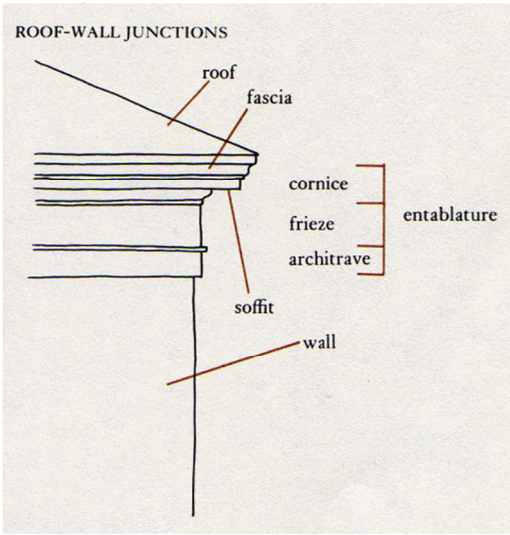
Recommended:

- Damaged or deteriorated retaining walls and steps should be repaired and maintained. When the repair of a retaining wall is necessary, the design, texture, composition, size, mortar joints and appearance of the replacement material should match the original as closely as possible.
- Repair or replacement materials should be used with the same construction techniques as the historic retaining wall.
- Mortar should be duplicated in strength, composition, and texture.
- The reference to historical, pictorial and physical evidence should be used as much as possible to aid in design of a new wall to ensure that it is compatible in historical character.
- Returns should be incorporated into the placement and design of retaining walls.
- Retaining walls constructed of wood are less common to both historic districts. If wood material is used for a retaining wall, then the wood should be a pressure treated variety.
- Pressure treated lumber can be stacked to create a retaining wall.

Not Recommended:

- Covering retaining walls with non-compatible substances, such as stucco or stone.
- Non-matching mortar.
- Non-matching materials, such as different textured and sized cement brick, making the repair look inconsistent in appearance.
- Use of railroad ties.

Design Guidelines for Rehabilitation of Existing Structures: 8.12 Roofs



The roof is an important component because it covers the building, preserves the structure by protecting it from the elements, and contributes to the character of the historic district. Elements associated with roofs include cornices, gutters, downspouts, chimneys, and dormers. Proper and timely maintenance of all these elements is critically important for the preservation of historic structures.

Typical roof types in the two historic districts include front- and side-gabled, multiple- and cross-gabled, hipped, and pyramidal. The most repeated dormer type is gabled. Chimneys are typical but vary in style. Brick is the most common material found in chimneys, occasionally covered with stucco or cement. Chimney pots may take the form of terra cotta decorative elements, or may have a metal half-cylindrical chimney cap.

Currently, the majority of residences in the two historic districts have roofs covered with asphalt or composition shingles. Historically, some of these roofs may have been covered with terra cotta tiles or slate.

Moon-Holland Historic District

- Roof types are mostly gabled, hipped and pyramidal rooflines.
- Roofing material used most is asphalt shingles.
- Brick chimneys are prominent.
- Historic terra cotta chimney pots and curved metal chimney covers are present.

Centered gable roof, moderate pitch, eave overhang, brick chimney

Hipped roofline.

Design Guidelines for Rehabilitation of Existing Structures:
8.12 Roofs

Recommended:

- Existing roof size, shape and pitch, including historic features such as brackets, dormers, chimneys and other structural or decorative details, should be retained.
- Historic features such as brackets, dormers, chimneys and other structural and decorative details should be maintained in good condition.
- Historic features should be repaired rather than replaced.
- Historic cornices, gutters, flashing and downspouts should be maintained in good condition. Keep cornices well sealed and anchored. Replacement gutters should be sensitively designed, installed and located to produce minimal damage and visual impact to the historic structure.
- Historic materials should be matched as closely as possible when repair or replacement of the roof or its elements becomes necessary by retaining the design, textures, shape and appearance.
- Replacement roof design should be based on historical, pictorial or physical evidence.

Not Recommended:

- Roof repair or replacement should avoid materials that will dramatically alter the building's appearance, such as replacing an asphalt shingle roof with metal.
- Antennae that will be visible from the public right of way should not be added to the roof, if possible.
- Roof form or pitch should not be altered.
- Historic roof elements such as roof vents, chimneys and dormers should not be removed, covered or radically changed.
- Historic brick chimneys should not be covered with stucco, mortar or cement, as this compromises the chimney structure. Brick absorbs moisture at a different rate than mortar, stucco or cement. Therefore, covering the brick traps moisture and contributes to long-term cracking and disintegration.
- Historic brick should be cleaned with the least intrusive methods possible. Sandblasting should never be used to clean masonry structures.
- Materials that were not historically painted should not be painted.
- Dormers should not be introduced on front roof facades. Instead, adding dormers at the rear of the façade, or where they are not visible from the public right of way, is appropriate. Do not board up or cover dormer windows.
- Skylights and solar collectors visible from the public right of way.

****Note**: *A Certificate of Appropriateness is not required for new roofs or caps on roofs which are not visible from public rights-of-way and which do not change the character of the roof; roof repair or replacement where the color is the same as the roof it replaced or gray or black or white; the replacement of gutters where the replacement is in the same location and of the same scale as that of the original equipment; or, new gutters where none existed before. [Article 7-8-9-050 (D)(3)]*

Design Guidelines for Rehabilitation of Existing Structures: 8.13 Siding

The wood siding of a building is an important element because it protects the internal structure and provides an architectural component that contributes to the distinctive character of the district. Proper and timely maintenance is essential for the preservation of historic structures. The most representative exterior surfacing material in the two historic districts is wood clapboard siding. Other materials including asbestos siding, stucco and brick, although not common, also occur.

Moon-Holland Historic District

- Residences in the Moon-Holland Historic District are predominantly comprised of wood clapboard siding.

Clapboard Wood Siding throughout the Moon-Holland District.

Recommended:

- Wood siding, stucco or brick should be maintained in good condition.
- Causes of damage or deterioration should be identified and steps taken to protect and maintain the siding, including the provision of proper drainage, treatment of areas that have water penetration, and maintenance of protective exterior paint surfaces.
- Damaged siding and features should be repaired rather than replaced. When replacement becomes necessary, use in kind materials, so that the scale, design, texture, composition, thickness, width and appearance of the replacement is compatible with the existing structure
- Recognized preservation methods should be used. See the appendix for a listing of National Park Service Preservation Briefs
- Rehabilitation should be conducted with in-kind materials.

Not Recommended:

- Removal, coverage, damage, or radical alteration of historic siding materials, features or ornamentation.
- Paint removal which reveals bare materials without justification, such as excessive deterioration of the paint surface.
- Inappropriate materials for the repair or replacement of siding include wood boards or shingles of different shapes, sizes or texture than the existing historic materials; masonry; metal siding; and vinyl .
- Creation of a false historic appearance by attempting to make a residence appear older or newer than it actually is.
- Duplicating features from similar residences that have been insensitively altered or replaced.

Design Guidelines for Rehabilitation of Existing Structures:
8.14 Sidewalks

Sidewalks are historically significant elements that contribute to a neighborhood's inviting atmosphere and provide spaces for walking and personal interaction. Consideration should be given to the character of the public sidewalks in Marietta's historic districts before implementing alterations so that the historic or traditional layout and materials of curbs and sidewalks are maintained. Alternate materials may be considered with care taken to preserve the look of the historic sidewalks in both material and application. Prevalent in both historic districts is the existence of planting strips (bands of grass between the curb and the sidewalk), which provide an additional greenspace barrier between pedestrian walkways and the street, act as a transition between public and semi-public spaces, and set the tone for the residential neighborhood. Where prevalent, this characteristic form should be retained and preserved when repairs are necessary.

Moon-Holland Historic District

- Planting strips are less prevalent in this district, but are still common and are part of the distinctive character of the neighborhood.
- Typical paving materials are concrete with exposed crushed stone aggregate and smooth-surface molded concrete sidewalks and curbstone.

Typical sidewalks in Moon-Holland Historic District

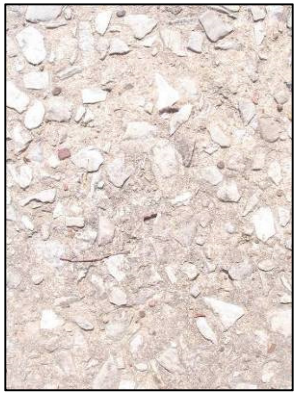
Design Guidelines for Rehabilitation of Existing Structures: Sidewalks

Recommended:

- When new sidewalks are installed, they should be compatible with the historic character of the streetscape.
- New sidewalks should align with existing sidewalks.
- When repair or replacement is necessary, the design, dimensions, surface texture and appearance of paving material should match the original.
- Historic sidewalk paving and curb materials, such as concrete with exposed crushed stone aggregate, should be retained as the primary paving material.

Not Recommended:

- Damaged or deteriorated sidewalks should not be substituted with incompatible replacements in materials, dimensions, design, surface texture and appearance.
- Historic curbs and sidewalks should not be removed without appropriate replacement.
- The use of asphalt as a sidewalk paving material is inappropriate. It is not characteristic of the district.



Appropriate sidewalk paving materials

Inappropriate sidewalk installations degrade the visual consistency of streetscapes.

Design Guidelines for Rehabilitation of Existing Structures: 8.15 Windows

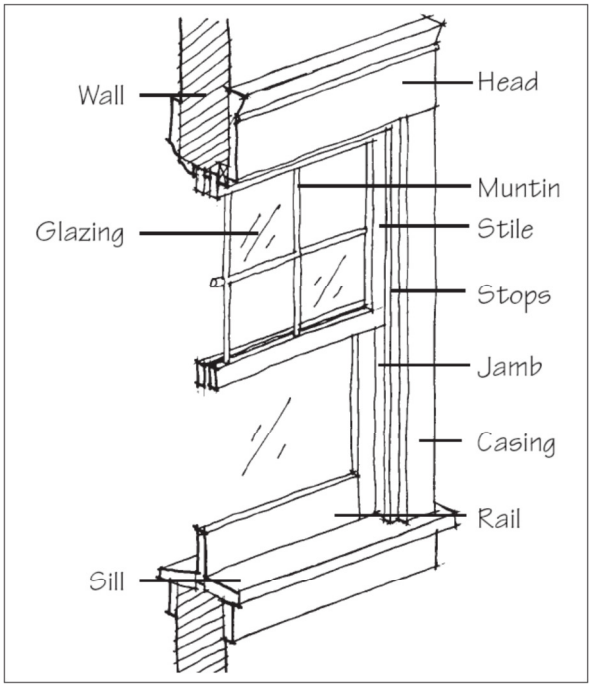
Windows are a major character defining feature on historic buildings. Architectural style influences the number, shape, placement, size, detail, and material of the building's windows. Alterations to existing windows and the addition of new windows can drastically change the character of a historic building.

Moon-Holland Historic District

- Rectangular, double-hung sashes characterize the windows of the Moon-Holland historic district.
- Pane patterns are typically 1/1 or 2/2. Wooden frames, sashes, and muntins dominate. Window caps are flat.
- Historic shutters are generally absent. Windows in the district are usually simple and free from stylistic embellishments.
- Transoms and sidelights are rare.

Recommended:

- Original windows and window details should be retained and repaired. Window details include, but are not limited to, transoms, sidelights, framing, sills, shutters, and lintels.
- The number, placement, size, style, glazing pattern, shape, proportion, and material of historic windows and window details should be retained.
- *When windows can no longer be repaired, replacements should then match the original in terms of like, kind, quality and materials, including energy-efficient glass(thermopane).*
- Original shutters should be retained and repaired.
- New shutters should match existing in terms of functionality and appearance.
- New window openings should be located on a secondary façade or rear wall. New window openings should respect the integrity of the façade by relating to original windows in size, style, glazing pattern, shape, proportion, and material.
- Storm windows should resemble existing windows as closely as possible and should be sized to fit the entire window opening. (For more information on storm windows in historic buildings refer to Appendix 13.8)



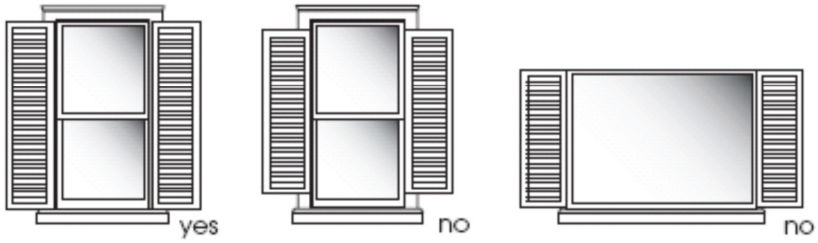
Preserve the functional features of an historic window.

Note: *A Certificate of Appropriateness is not required for the replacement of historic windows with like kind. [Article 7-8-9-050 (D)(3)(i)]*

Design Guidelines for Rehabilitation of Existing Structures: Windows

Not Recommended:

- When replacing a window, flat or fake muntins ("snap-ins") are not appropriate.
- Tinted, mirrored glazing and plexiglass are not appropriate.
- Windows should not be lowered, raised, changed in size, or undergo any other similar alterations. Architecturally inappropriate windows and window details should not be added.
- New window openings should not be placed on a primary façade or front dormer.
- Windows should not be covered or blocked-in, either partially or completely.
- New shutters should not be installed if they are clearly out of keeping with a building's character. Shutters should not be added to windows that did not historically have shutters.
- Vinyl, aluminum, and other similar shutter materials are not appropriate.
- Shutters should not cover, damage, obscure, or dominate the historic building or its material and details.



Examples of proper and improper shutter installation

Through-window air conditioning units are not appropriate on front and or primary facades.

****Note**: *A Certificate of Appropriateness is not required for the replacement of historic windows with like kind. [Article 7-8-9-050 (D)(3)(i)]*

9.0

Design Guidelines: Additions

9.1. Design Elements
9.2. Doors
9.3. Fenestration
9.4. Foundations
9.5. Massing and Scale
9.6. Materials (Includes Roofing and Siding)
9.7. Outdoor Lighting
9.8. Porches
9.9. Setback

9.0 Design Guidelines for Additions

Neighborhood Character

Character refers to those visual and physical features that constitute the appearance of a historic building. Character-defining features include the overall form of the structure, its construction materials and craftsmanship, and its decorative detailing and ornamentation. The rhythm and shape of window and door openings also contribute to the overall character of a structure. The structure's setting, including its orientation and setback from the street, the spacing between it and adjacent structures, and landscaping details such as fencing, planting and entrance walks, are also character-defining features. Climate, construction technology, local traditions, and economic factors often led to the construction of neighborhoods with buildings of similar character. This similarity in historic neighborhoods creates rhythm and harmony along the street and adds to the overall aesthetic appeal of the area. Additions that do not respect the existing character diminish the integrity of the historic neighborhood.

Principle of Compatibility for Additions

Additions to historic structures are sometimes necessary to accommodate contemporary use, but they can also endanger the historic character of an existing structure and the surrounding neighborhood. Designs for an addition should be sensitive to the character of the historic structure to which it is being attached by being compatible, but should be distinct enough to be distinguishable from the original building.

Compatibility, without exact duplication, ensures that the evolution of the building can be seen, and that the addition does not create a false sense of the building's history. Additions should be a product of their own time representing current technology and architectural tastes. However, a new addition should be compatible to the massing, scale, materials, fenestration, roof form, and other character-defining elements of the existing structure to which the addition is being made.

Additions should never be made to the primary façade of an existing structure. Ideally, an addition should be placed at the rear of an existing building. If placed on the side of a structure, an addition should be set back from the primary façade to have less of a visual impact on the original form of building. Adjacent structures should be considered when deciding the location of an addition.

Design Guidelines for Additions:
9.1 Design Elements

Design elements are important features of new additions to historic buildings. They contribute a great deal to the character of a structure, and therefore should be added with care. As part of a new addition, it is important that design elements are compatible with the rest of the building and its existing design elements.

Moon-Holland Historic District

- Decorative wood shingle patterns were common on the front of houses just below the front facing roof gable.
- Decorative wood patterns were also added on the front of houses just below the front facing gable.
- Decorative woodwork and scrollwork were common on porches in the Moon-Holland district.
- Decorative vent covers, made of wood and almost always painted white, were very common on the front of houses, just below the front facing gable of the roof.

Recommended:

- Design elements on additions to historic buildings should be complementary to the historic structure in order to preserve its traditional character.
- The character of design elements should be altered slightly from the traditional design to differentiate the new addition from the original historic structure.

Not Recommended:

- Design elements on additions to historic buildings should not be added or altered in a manner that would make them appear to be historic in nature.
    - An example of this practice would be the distressing of a painted or masonry element to falsely add the patina of age.

Design Guidelines for Additions:
9.2 Doors

Doorways have been prominent design features throughout most of architectural history. They often reflect the age and style of a building. The addition of an inappropriate doorway can vastly alter the character of the historic structure itself. The importance of doorways to the integrity of a historic structure should make clear the necessity to follow the precedent set by the historic doors as closely as possible in terms of style and materials.

Moon-Holland Historic District

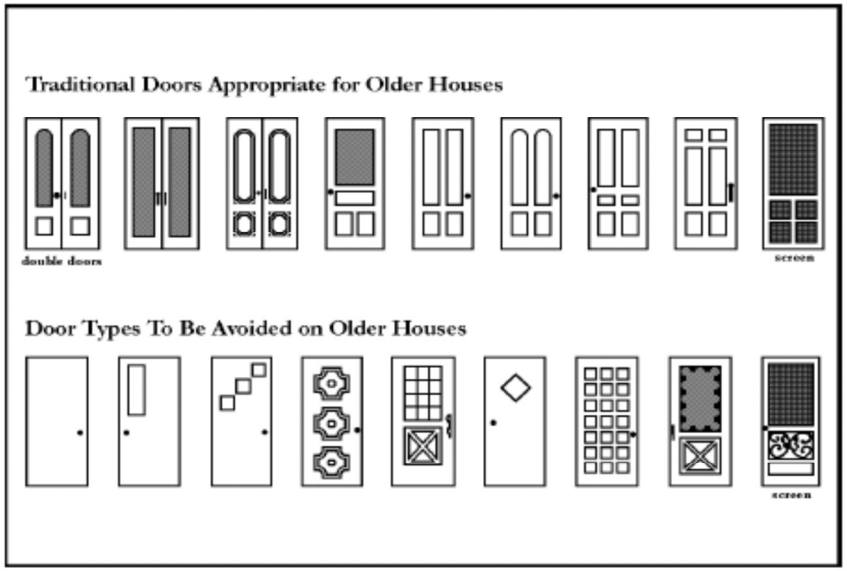
- Doors in Moon-Holland were made primarily of wood with a glass pane in the upper half of the door.
- The doors were either painted or unpainted.
- The hardware on the doors was metal.
- The door was not an architectural focal point of houses in this district.

Recommended:

- Maintain the traditional solid-to-void ratio as applies to doors on all additions to historic buildings.
- Doors on additions shall have a similar size doorway as the original doorways on the home.
- Door surrounds on additions should be kept simple, so as not to detract from the principle doorway on the main façade.
- The design of doorways on additions to historic buildings may be used to differentiate the addition from the original historic structure.
- While maintaining a design complementary to the historic character of the structure, the fenestration, paneling, or door surround may be altered to differentiate the new addition.

Not Recommended:

- Drastically changing doors on home additions in terms of material in such a way that they would detract from the overall character of the structure.



Design Guidelines for Additions:
9.3 Fenestration

Fenestration is the pattern and overall proportion of window and door openings on a structure. The scale, shape and symmetry of windows and doors help define the character of a structure. Fenestration reflects historic periods and methods of construction. The repetition of these patterns is important to ensure a visually compatible addition to a historic structure.

Moon-Holland Historic District

- Most of the historic buildings in the Moon-Holland district are vernacular in style and, therefore, the windows and doors in the neighborhood are usually simple and free from stylistic embellishment.
- Rectangular, double-hung sashes that are vertically oriented characterize the windows of the district.
- The sash patterns are typically 1/1 or 2/2.
- Bay windows are rare.
- Historic shutters are generally absent, as are sidelights and transoms around the district's single doors.

Recommended:

- The solid-to-void ratio, meaning the ratio of wall space to openings for windows and doors, should be similar to that of the historic building.
- Windows should be different in design and detailing to distinguish the addition from the historic building. This should be done while still keeping the design and detailing compatible with the historic building.

Not Recommended:

- An addition's windows should not overwhelm or distract from the historic building or its fenestration.
- An addition's windows should not replicate exactly those in the historic building so that one cannot distinguish between what is new and what is historic.

Center structure reflects fenestration of adjacent houses

Center structure fenestration is not compatible with adjacent houses

Design Guidelines for Additions:
9.4 Foundations

The foundation is an important element of a house's form because it contributes to the building's silhouette and footprint. Historically, these neighborhoods' foundations were elevated by brick piers or rested on a cement block base around two to three feet high. Over time, additions are made to historic properties because of practical need and improved home technology such as indoor plumbing and central heating and air. However, some additions do not have the same workmanship as the original house and are not compatible with its characteristics. The additions may have visually or physically compromised the historic integrity of the original residence. When considering an addition, it is essential to keep in mind the common characteristics of a raised foundation of concrete block or brick piers. The foundation additions should compliment the original structure. Designs should be compatible with the existing structure, yet not fully mimic the original design.

Recommended:

- Materials for additions to foundations should be the same in quality, texture, finish and dimensions to those commonly found in the historic district.
- Avoid obscuring or destroying characteristic features of the original foundation; loss of historic material should be minimal.
- When possible, foundation additions should be reversible, meaning that the basic form and character of the historic foundation would remain intact if the addition were removed, i.e. recessed cement blocks between brick piers or wood lattice.
- Additions must blend with the historic character of the historic house.
- Foundations of an addition shall be differentiated from the old and shall be compatible with the massing size, scale and architectural features to protect the historic integrity of the property.
- New foundations shall be constructed in such a way that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not Recommended:

- Damaging or covering the original foundations with materials such as a stucco veneer.
- Using a slab-on-grade foundation because it does not reflect the same design intention as the historic residences.
- Avoid the use of the following construction materials: synthetic materials such as Insulbrick, asbestos block or other materials imitating stone or masonry; metal or any material that is not visually or physically compatible with the material of the historic structure.
- Matching the new foundations with the old by applying stucco or some veneer to create a false impression that it is a continuous foundation.
- Foundations that are out of scale with the existing foundations.

Design Guidelines for Additions:
9.5 Massing and Scale

Massing, also referred to as architectural form, is the three-dimensional geometric composition, or bulk, of a structure. It is defined by the exterior walls, roof shapes, and appendages such as porches, projecting bays, towers, and cupolas. The shape of a roof significantly contributes to the overall form of a house. Basic roof forms include gabled, hipped and flat. A gabled roof is simply composed of two sloping planes meeting to form a straight ridge. A cross-gabled roof is formed when front- and side-gabled roofs intersect. A hipped roof is formed by four sloping planes either meeting to form a straight ridge or a point (pyramidal). Scale is the height to width ratio of the structure.

In a historic district, massing and scale are two of the most important characteristics to consider in the evaluation of proposed additions. Additions that do not respect existing forms visually overwhelm and detract from the historic structure.

Moon-Holland Historic District

- The predominant types of houses are Queen Anne cottages, gabled ell cottages, and pyramidal cottages.
- Most historic structures are one- or one-and-a-half -stories tall.
- Both hipped and gabled roofs are present.
- Roof shapes tend to be complex on the Queen Anne and gabled ell cottages and simple on the pyramidal cottages.
- Roof pitches vary.

House forms typical in the Moon-Holland Historic District

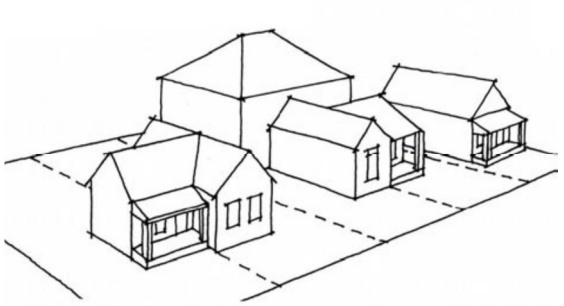
Design Guidelines for Additions: Massing and Scale

Recommended:

- An addition should be distinguishable from the original form of the historic structure, but should be visually sympathetic to the overall character of the historic building.
- An addition should be subordinate to the historic structure in scale.
- Ideally, an addition should be placed at the rear of a historic structure. If placed on the side of a historic structure, an addition should be set back from the primary façade to have less of a visual impact on the original form.
- An addition should be designed and constructed so that the basic form of the historic structure would remain intact if the addition were ever removed.
- The shape, pitch, and complexity of the roof of a new addition should be compatible with the roof of the historic structure. Gabled and shed roofs are typically appropriate.
- New roof elements such as chimneys, dormers and roof vents should be compatible with the overall design of the historic structure and should be located to have the least visual impact on the principal façade.

Not Recommended:

- An addition should never be built on the front façade.
- The mass and scale of the addition should never overwhelm the historic structure.
- Additions that increase the height of the existing historic structure, or "pop-tops," are inappropriate.
- Additions should not alter the footprint of the building so drastically as to completely obscure the original form, particularly in the case of smaller historic residences.
- New additions should not incorporate roof shapes and elements incompatible with the existing structure. Flat roofs are inappropriate.



The scale of this rear addition is inappropriate

Design Guidelines for Additions: 9.6 Materials

One element that contributes greatly to the overall visual character of the Moon-Holland historic district is the type of material used on exterior surfaces. The repeated use of traditional or compatible materials along a street creates architectural cohesiveness and harmony that give the districts much of their distinctive character.

Moon-Holland Historic District

- Horizontal wood siding is the most common exterior material in the Moon-Holland historic district.
- Wood was historically used for wall framing.
- Some examples of brick structures exist
- Some examples of stucco replacement of wooden siding are present.
- The most common historic roof material is asphalt shingle.

Recommended:

- Foundation, siding, and roofing materials on additions should reflect the fabric of existing historic buildings.
- Design of additions that, if later removed, would result in minimal impact on the historic fabric and character of the original structure.
- The retention and preservation of as much of the historic material fabric of existing structures as possible.
- The use of brick for new chimney construction. New brick should be similar to historic brick in surface texture, size and color.
- The use of dark gray or brown asphalt shingles for roofing.
- In the case of infill between historic foundation piers, care should be taken to ensure that the infill is visually subordinate to the historic material. This effect can be achieved by recessing construction between piers and/or painting the filling a dark color to represent a voided space between piers.
- The use of fiber-cement or other siding that is similar to historic wooden siding in texture, appearance, and reveal dimension may be used.

Not Recommended:

- The use of vinyl or aluminum siding.
- The use of oversize brick, stucco, exposed poured concrete, or exposed concrete blocks in structural foundations or chimneys.
- New chimneys, if not incorporated into the body of an addition, should be continuous from the ground and show a visible foundation (no flying or suspended chimneys).
- Although foundation, siding, roof, and chimney materials for additions within the historic districts should reflect the historic fabric of the original structure, no attempt should be made to exactly replicate historic materials.

Design Guidelines for Additions:
9.7 Outdoor Lighting

Design guidelines for the addition of outdoor lighting are similar to those for rehabilitation of existing structures. Lighting fixtures should be compatible with the architectural style of the property. A well-chosen light fixture can enhance a historic property, while a poorly chosen light fixture can do quite the opposite. Outdoor lighting should provide sufficient illumination while not casting a glare on the property, the public right of way or other surrounding properties. Lighting should provide security and enhance the beauty of the property. The goal is to provide subtle illumination with minimal visual impact from the lighting fixtures. Every attempt should be made to maintain the traditional community aesthetic in order to maintain its historic integrity.

Recommended:

- Lighting should accentuate architectural features.
- Simple fixtures that compliment the architecture should be used.
- New lighting should be similar to that of the surrounding historic architecture.

The porch lighting fixture is simple and understated. It supplies enough light for illumination and is historically accurate for this house type.

Design Guidelines for Additions:
9.8 Porches

Porches are often the focal point of a historic structure, particularly when located on the primary elevation. Because of their decoration and articulation, they help define the style and overall historic character of a building. In the South, porches were necessary because of the warm climate. Additionally, they served as a social gathering place. This transitional area between the interior and exterior of the residence provides a protective place to sit outdoors. Porches also provide shading for the front of a structure and help reduce solar gain and air conditioning loads. A graceful porch welcomes the passerby and introduces them to a home. Porches are distinctive features that add character to both the houses and the historic district in which they are located. Consideration of porch additions should harmonize with the character of the neighborhood and be compatible with existing structures.

Moon-Holland Historic District

- Porches are one of the most prominent and defining characteristics of the Moon-Holland Historic District. Since Moon-Holland features homes with more modest massing than those in parts of the Kennesaw Avenue Historic District, porch applications reflect the vernacular house types and styles and dictate more delicate porch elements.
- Porches feature details such as slender, turned wood posts and decorative wood-spindled balusters. Where porches are less elaborate, simple square or rounded porch supports on masonry piers are evident.
- Wood is the principal material; few porches are enclosed.

Recommended:

- The addition of a porch on the primary façade is acceptable if there is historical documentation and physical evidence of a previously existing porch in that location.
- When considering a new porch on an existing residence, the design should be similar to those seen historically and be compatible with the existing porches on the block face.
- The addition of a new porch or deck is acceptable if it is constructed out of view of the public right of way on the rear façade if no historical documentation or physical evidence substantiates the construction of one on the primary façade.
- Rear façade porch or deck additions should be compatible with the traditional scale, proportion and rhythm of historic porches on surrounding structures, respecting the size, height, width (including roof pitch and overhang) and material of similar structures.

Not Recommended:

- A porch addition should not create a false historic appearance (should not appear to be a historic reproduction or replica too imitative of a historic style) so that it is possible to distinguish the original structure from the new addition.
- Porch and deck additions should not overwhelm the primary structure; the design and materials should blend and not contrast with the original structure, and be similar to those used on surrounding structures in the district.

Design Guidelines for Additions:
9.9 Setback

Setback is defined as the distance of the structure from each property line to the structure. In order to maintain visual consistency within the designated historic districts, an addition should not infringe on the established setback pattern along the street.

Moon-Holland Historic District

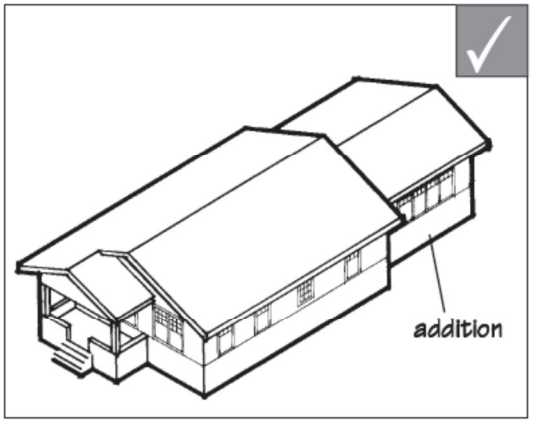
- The setbacks in the Moon-Holland district are generally uniform, with nearly uniform lot sizes.
- The lot configurations include a small strip of street planting, a sidewalk, and an area for landscaping and lawns in the front of the structure.
- Generally, structures are within the front third of the lot area, and are usually centered on the lot.
- The configuration of the street patterns within the district, with Maple and Holland Streets running slightly diagonal to Moon Street, results in a variance in lot depth within the district.
- The variance appears at the rear of the lots, resulting in some rear yard areas being larger than others.
- Primary front and side setbacks remain consistent, which maintains a high degree of visual continuity on the block faces, regardless of lot size. There are variances in setback at the intersection of Holland, Maple and Winn Streets, which are unavoidable due to the street configurations.

Recommended:

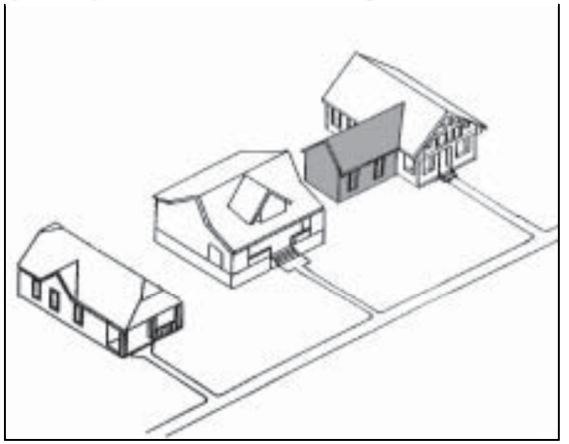
- Maintain, as much as possible the established pattern of setbacks from front and side property lines.
- An addition should be limited to the secondary, rear or side facades.
- An addition should be set back from the primary façade to have minimal visual impact on the historic structure.

Not Recommended:

- Any significant reduction in the space between existing historic structures.



Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.



This side yard addition is inappropriate. It significantly reduces the space between the existing historic structures.

10.0

Design Guidelines: New Construction

10.0 Design Guidelines for New Construction

Character refers to those visual and physical features that constitute the appearance of a historic building. Character-defining features include the overall form of the structure, its construction materials and craftsmanship, and its decorative detailing and ornamentation. The rhythm and shape of window and door openings also contribute to the overall character of a structure. The structure's setting, including its orientation and setback from the street, the spacing between it and adjacent structures and landscaping details such as fencing, planting and entrance walks are also character-defining features. Often climate, construction technology, local traditions, and economic factors led to the construction of neighborhoods with buildings of similar character. This similarity in historic neighborhoods often creates rhythm and harmony along the street and adds to the overall aesthetic appeal of the area. New construction projects that do not respect this character diminish the integrity of the historic area.

New Construction

New construction includes the construction of any accessory structure, such as a garage, car port or storage shed where a principal structure already exists. Infill construction is defined as an entirely new principal or accessory building constructed on a vacant lot within a neighborhood. While creative designs are encouraged, it is equally important that new construction and infill respect the established character of the neighborhood. Attention to character-defining elements such as massing and scale, orientation, setback, building materials, and patterns of window and door openings encourages the design of buildings that are clearly new, yet do not disrupt the continuity of the historic district.

Principle of Compatibility of New Construction

The general pattern of measurable architectural elements within the Moon-Holland Historic District, including setbacks, scale, and proportions, are well defined by the established built environment. When considering the compatibility of new projects it is appropriate to first consider elements and proportions of historic buildings on either side of an infill project. It is also appropriate to consider the elements and proportions of structures within the larger context of a new building's block face, generally defined as those structures that share the same side of a street and are located between intersecting streets. When determining context and compatibility, only those structures that are historic should be considered, and quantifiable design elements, including setbacks, scale, and proportions, should be within ten percent of the established extremes of measurement within a given block face. In other words, new construction should be contemporary but compatible. New buildings should be representative of the period of their own construction, but they should not detract from the environment in which they are constructed.

Design Guidelines for New Construction:
10.1 Design Elements

Design elements on new construction greatly contribute to the character of the building. It is therefore very important that any design elements on new construction reflect the size, scale, and style of design elements on surrounding historic buildings. The goal is compatibility with, not replication of, historic design elements.

Moon-Holland Historic District

- Decorative wood shingle patterns were common on the front of houses just below the front facing roof gable.
- Decorative wood patterns were also added on the front of houses just below the front facing gable.
- Decorative woodwork and scrollwork was common on porches in the Moon-Holland district.
- Decorative vent covers, made of wood, almost always painted white, were very common on the front of houses, just below the front facing gable of the roof.

Recommended:

- Design elements on new construction in a historic district should not replicate design elements on original historic structures.
- Design elements on new construction in a historic district may be modern interpretations of traditional design elements found in the historic district.

Not Recommended:

- Design elements on new construction in a historic district should not be altered in a manner that would make them appear to be historic in nature.
    - An example of this practice would be the distressing of a painted or masonry element to falsely add the patina of age.

Design Guidelines for New Construction:
10.2 Doors

Doorways are an important architectural feature of any structure, and often contribute greatly to its character. They lend interest to the façade and often give the first impression for a building. When choosing doors for new construction, one should be mindful of the historic doors in the district and should ensure compatibility with those doors.

Moon-Holland Historic District

- Doors made primarily of wood with a glass pane in the upper half of the door.
- The doors were either painted or unpainted.
- The hardware on the doors was metal.
- The door was not a main architectural focal point of houses in this district.

Recommended:

- Maintain the traditional solid-to-void ratio found on historic structures when designing and building new construction.
- The number and placement of doorways should represent what is found in the district.
- The principle doorway with the most significant door surround should be placed on the main façade of the new structure to maintain the character of the historic district.
- Doorways on new construction should maintain the character of those traditionally found on the block face.

Not Recommended:

- Doorways on new construction in a historic district should not be altered in a manner that would falsely add the patina of age.
- Door surrounds on new homes should not be drastically altered so that they are inconsistent with the size of the historic surrounds.
- Doors for new homes should not be drastically altered in terms of material so that they are inconsistent with the materials used in the original doors on historic houses.

Design Guidelines for New Construction:
10.3 Driveways

The two historic districts were platted in a period that predates the large-scale introduction of automobiles. Instead, residents relied on pedestrian and carriage traffic as the primary means of transportation. Because of this, many lots do not include driveways or, where exist, are not directly accessible from the street. With the coming of the automobile, rear sheds and carriage houses were often converted to or replaced by garages, and driveways were added. Because older buildings were not designed with driveways and automobile parking in mind, driveway location, parking and storage of today's vehicles can detract visually from residences. The preservation of the configuration and the paving materials of historic driveways and alleys is critical in preserving the overall character of these historic districts. The insertion of driveways, parking areas, and curb cuts is generally inconsistent with the historic character of the district, but the use of appropriate paving materials and the size and placement of the driveways can help reinforce the character of the district and minimize negative impact.

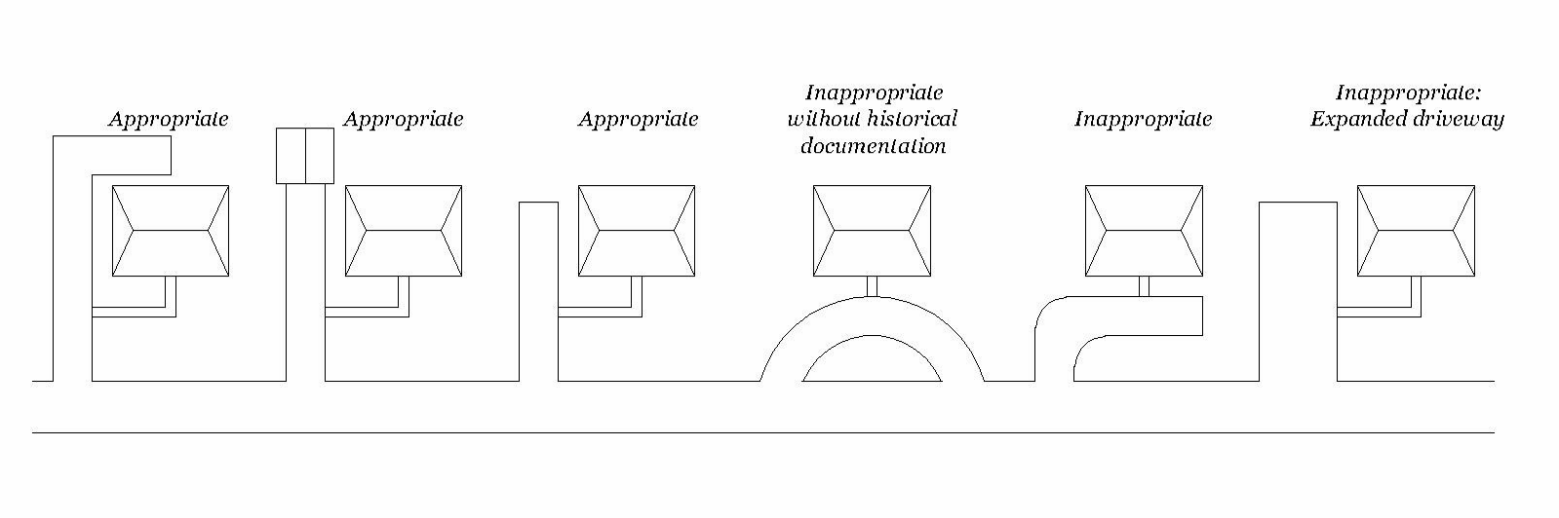
Recommended:

- Unless evidence of historical documentation indicates otherwise, driveways should be placed at the side, and preferably, extend to the rear of the residence where parking should be located as unobtrusively as possible.
- Driveways should be compatible with existing driveways in spacing, width and configuration. They should be introduced in locations where there is minimum alteration necessary to historic site features, such as landscaping, walkways, and retaining walls.
- Designs should be discreet and conservative in the amount of open space converted to paving for driveways.
- Landscaping should be integrated with the driveway surface area to minimize the visual impact and to buffer/shield the view of parked vehicles from the street.
- All new parking areas should be screened from adjoining properties with appropriate fencing or shrubbery. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.

Design Guidelines for New Construction: Driveways

Not Recommended:

- Driveways should not be installed where none existed previously and where the size of the lot cannot accommodate the size of such a feature
- Semi-circular driveways with two entry points on the front of the lot (in front of the primary façade) should not be installed. These are inappropriate unless historically documented.
- Curbs and sidewalks should not be damaged or interrupted by the installation of driveways.
- The view of the primary façade from the public right-of-way should not be dominated by parked vehicles.
- New driveways or parking areas should not directly abut the principal structure.



Design Guidelines for New Construction:
10.4 Entrance Walks

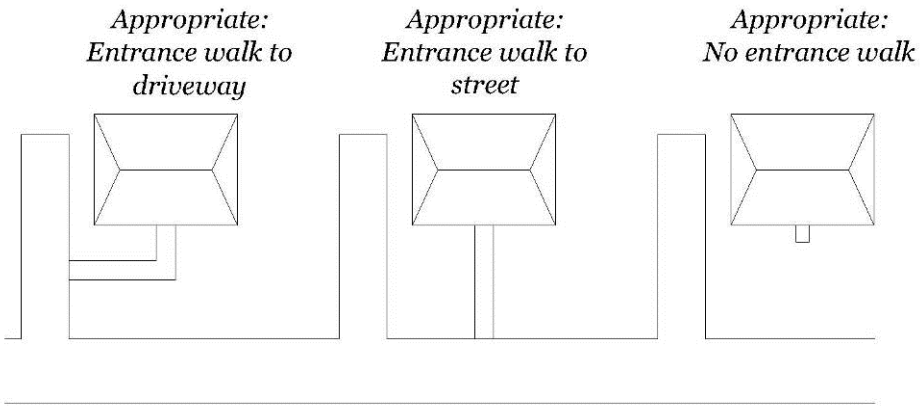
Entrance walks serve as an impressive introduction to individual properties and contribute to their unique character. They can be an extension of the building's architecture, used to reflect and emphasize specific elements to create a harmonious and distinctive overall environment. When extended directly to sidewalks, as is often the case in Marietta's two historic districts, they also accentuate a pedestrian-friendly and inviting atmosphere along the streetscape. Entrance walks that enhance a structure and complement the historic district are one of the primary objectives for new construction.

Moon-Holland Historic District:

- Entrance walks most often connect the entrance steps directly to the sidewalk.
- Often, entrance walks connect from the entrance steps directly to driveways located to the side of the house.
- Occasionally, the entrance steps lead directly to the lawn.
- Typical materials include gravel, concrete with exposed crushed stone aggregate, and concrete slab. Also present are patterned brick, stone and slate.

Recommended:

- New entrance walks should match the topography, pattern, configuration, features, dimensions and textures of existing walkways that contribute to the overall historic character of the district.
- Materials for new entrance walks should be compatible with existing materials in the historic district. Some appropriate materials include: gravel, concrete slab and concrete with exposed crushed stone aggregate and brick.
- When installing new entrance walks, site features such as mature trees, retaining walls and stairs should be retained whenever possible.
- In locations where an entrance walk formerly connected a house with the street and where this contributes to the character of the blockface, a new entrance walk should be installed.



Design Guidelines for New Construction:
Entrance Walks

Not Recommended:

- A new entrance walk should not be installed where one did not previously exist; it should be substantiated by documentary or physical evidence.
- The use of inappropriate paving materials such as asphalt and those that are not historically or traditionally characteristic of the district is inappropriate.
- Addition/expansion of entrance walks or change in material that is incompatible with historic or traditional precedent is inappropriate.

Design Guidelines for New Construction:
10.5 Fencing

SEE CITY ORDINANCE REGARDING FENCES

Design Guidelines for New Construction:
10.6 Fenestration

Fenestration is the pattern and overall proportion of window and door openings on a structure. The scale, shape and symmetry of windows and doors help define the character of a structure. Fenestration reflects historic periods and methods of construction. Therefore, structures within the same block face usually share similar patterns. The continued repetition of these patterns is important to ensure the visual continuity and overall aesthetic appeal of the block face.

Moon-Holland Historic District

- Windows and doors in the neighborhood are usually simple and free from stylistic embellishment.
- The sash patterns are typically 1/1 or 2/2.
- Historic bay windows, shutters, sidelights and transoms are generally absent.

Recommended:

- New buildings should reference the historic use of windows and doors on the block face.
- New buildings should balance the solid-to-void ratio with that of historic buildings on the block face.
- New buildings should use window and door designs that are compatible with both the historic buildings of the block face and the contemporary design of the new building.

Not Recommended:

- New buildings should not replicate historic windows and doors so that one cannot distinguish between what is new and what is historic.

The style and spacing of the windows on the new construction project on the right are not compatible with the existing historic structures.

Design Guidelines for New Construction:
10.7 Foundations

Foundations are an important element of a house's form because it contributes to a building's silhouette and footprint. Historically, these neighborhoods' foundations were elevated by brick piers or rested on a concrete block base. In historic areas factors such as tradition, climate and construction techniques lent to a neighborhood with similar footprints and house forms. These similarities create a rhythm along a street, which is one of the attractive qualities of historic neighborhoods. One way to ensure this rhythm is to be sensitive to these elements and build new construction that is in keeping but not an exact replica of historic foundations.

Moon-Holland Historic District

- Concrete block.
- Brick piers.

Recommended:

- New foundations should reinforce the residential appearance and scale of the neighborhood.
- New foundations should utilize new construction techniques and designs.
- New foundations should not only be distinguishable from the historic foundations but also compatible with characteristics, materials and scale of adjacent buildings and the overall streetscape.
- The height of new foundations should match the height of other foundations of the block face.

Not Recommended:

- Concrete slabs on grade for new construction foundation.
- Irregularly proportioned new construction foundations that do not conform to height, material or construction of other foundations found on the block face.

Design Guidelines for New Construction:
10.8 Massing and Scale

Massing, also referred to as architectural form, is the three-dimensional geometric composition, or bulk, of a structure. It is defined by the exterior walls, roof shapes, and appendages such as porches, projecting bays, towers, and cupolas. The shape of a roof significantly contributes to the overall form of a house. Basic roof forms include gabled, hipped and flat. A gabled roof is simply composed of two sloping planes meeting to form a straight ridge. A cross-gabled roof is formed when front and side-gabled roofs intersect. A hipped roof is formed by four sloping planes either meeting to form a straight ridge or a point (pyramidal). Scale is the height to width ratio of the structure.

In a historic district, massing and scale are two of the most important characteristics to consider in the evaluation of proposed new construction. Structures that do not respect the existing forms on the neighborhood block face are visually disruptive because the continuity of the historical pattern is broken.

Moon-Holland Historic District

- The predominant types of residences in the Moon-Holland district are Queen Anne cottages, gabled ell cottages, and pyramidal cottages.
- Most of the historic structures are 1 or 1 ½ stories tall. Both hipped and gabled roofs are present. The roof shapes tend to be complex on the Queen Anne and gabled wing cottages and simple on the bungalows. Roof pitches vary.

Typical house forms in the Moon-Holland Historic District.

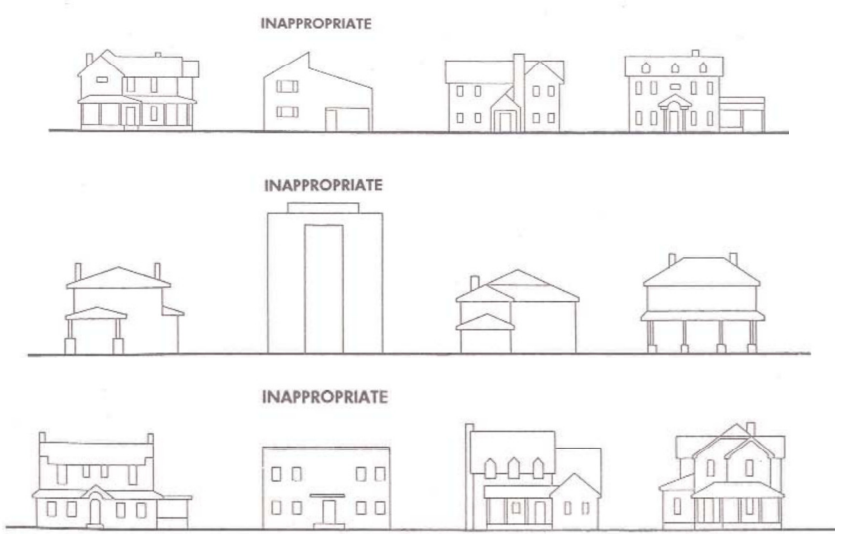
Design Guidelines for New Construction: Massing and Scale

Recommended:

- New construction should be compatible with the form of existing historic structures on the same neighborhood block face.
- New construction should be of a similar height and width to existing historic structures on the same neighborhood block face.
- New construction should be designed with roofs that are compatible with the pitch, shape and complexity of roof forms on the same neighborhood block face.

Not Recommended:

- New construction should not create a break in the rhythm of existing historic forms on a neighborhood block face.
- New construction should not visually overwhelm neighboring historic structures in terms of the height and width of the principal façade.
- New construction should not incorporate roof forms that are inconsistent with those of existing historic structures on the same neighborhood block face. Flat roofs are inappropriate.



Design Guidelines for New Construction: 10.9 Materials

One element that contributes greatly to the overall visual character of the Moon-Holland historic district is the type of material used on exterior surfaces. The repeated use of traditional or compatible materials along a street creates an architectural cohesiveness and harmony that gives the districts much of their distinctive character.

Moon-Holland Historic District

- Most houses in the Moon-Holland district are framed and clad with wood.
- Wood was historically used in framing, and often for exterior siding (usually horizontal). There are also some examples of brick structures, and stucco replacement of wooden siding.
- The most common historic roof material is asphalt shingles.

Recommended:

- Foundation, siding, and roofing materials for infill construction within Marietta's historic districts should reflect the historic fabric of the district, as compared to adjacent structures and to the new structure's block face.
- New construction should use wood siding or fiber-cement or other siding that is similar to historic wooden siding in texture, appearance, and reveal dimension.
- The use of brick for new chimney construction. New brick should be similar to historic brick in surface texture, size and color.
- The use of dark gray or brown asphalt shingles for roofing.

Not Recommended:

- The use of vinyl or aluminum siding.
- New construction should not use oversize brick, stucco, exposed poured concrete, or exposed concrete blocks in structural foundations or chimneys.
- New construction should not attempt to exactly replicate historic materials.
- New chimneys, if not incorporated into the body of a new structure, should extend from ground level, and display a visible base of support. Chimneys should not appear to be suspended.

Design Guidelines for New Construction:
10.10 Orientation

Orientation refers to the direction that the principal façade faces relative to the street and is an important part of the historic development of a neighborhood block. Introducing a new orientation disrupts the established pattern and can drastically change the character of the street.

Moon-Holland Historic District

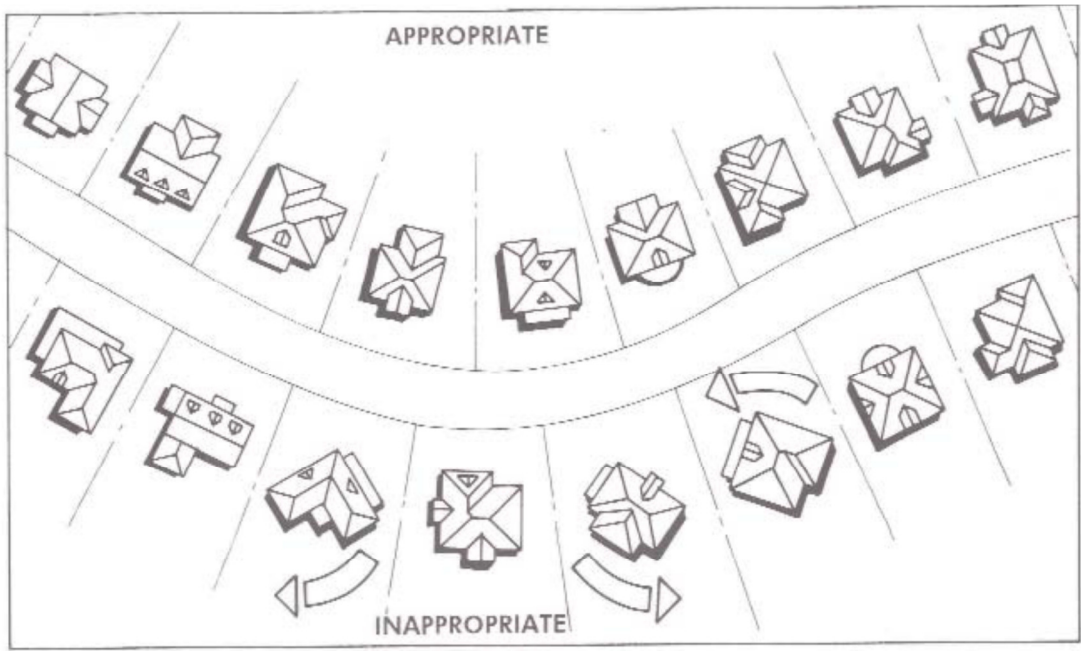
- The historic structures in the Moon-Holland historic district are generally oriented parallel to the street.
- The few exceptions include the four houses at the northeast corner of the intersection of Holland Street and Winn Street and the house at the northwest corner of the intersection of Maple Avenue and Awtrey Street.
- Due to their lot configurations, these structures are forced to alter the otherwise consistent orientation of buildings in the district.

Recommended:

- New buildings should replicate the orientation of adjacent structures.
- Corner lots should refer to adjacent corner lots (if historic) as well as other historic corner properties in the area to determine orientation.

Not Recommended:

- New construction should not be oriented in such a way as to disrupt the historic rhythm of the block face.



Design Guidelines for New Construction:
10.11 Ornamental Plantings

Ornamental plantings contribute significantly to the overall character of a property. Setback of a building combined with the placement of trees, flowerbeds and the type of plants together create vistas and views. Look at the overall landscaping of the district and follow the site lines and plantings typical for your neighborhood. If something stands out and seems jarring and out of place it is probably not compatible and does not contribute to the neighborhood. During the planning of a garden and landscape keep in mind the overall character, pattern, and rhythm of the district. Similar plants and trees typical to the area are also a consideration.

Moon-Holland Historic District

- Flowering perennial and annual plants are common to the district.
- Foundation plantings are typical to the district.
- Large oaks and other established trees.
- Flower beds and retaining walls
- Foundation Plantings

Recommended:

- Maintain and preserve large oak trees and other established trees.
- Protect older trees from bull dozers during the landscaping process by fencing off the root base area.
- Preserve as much of the natural topography as possible. The terrain lends itself naturally to terracing and this feature can be emphasized and retained by creating flowerbeds and retaining walls.

Design Guidelines for New Construction:
10.12 Outdoor Lighting

Outdoor lighting with new construction should be compatible with the historic property type. Just as a newly constructed house in the historic district should fit within the aesthetic of the surrounding community, so should the lighting fit with the properties to which they are being added. The lighting should provide security while also illuminating the property. The emphasis should be on the property itself and not on the lighting fixtures. To do this, careful attention to detail should be taken when installing and utilizing outdoor lighting. Too much light can overwhelm the property and possibly cast unwanted light on neighboring properties and public rights of way. Maximum effect and minimal visual impact is the goal of successful lighting.

Recommended:

- Lighting should accentuate architectural features.
- Simple fixtures should be used that blend with the architecture.
- New lighting should be similar to that of the surrounding historic architecture.

Simple lighting fixtures will not detract from historical details.

Design Guidelines for New Construction:
10.13 Porches

Porches are often the focal point of a historic structure, particularly when located on the primary elevation. Because of their decoration and articulation, they help define the style and overall historic character of a building. In the South, porches were necessary because of the warm climate. Additionally, they served as a social gathering place. This transitional area between the interior and exterior of the residence provides a protective place to sit outdoors. Porches also provide shading for the front of a structure and help reduce solar gain and air conditioning loads. A graceful porch welcomes the passerby and introduces them to a home. Porches are a distinctive feature that adds character to both the house and the historic district in which it is located. Since they are characteristic of the two districts addressed by these guidelines, they should be incorporated into new building design and construction. However, it is important that they harmonize with the character of the neighborhood and be compatible with existing structures.

Moon-Holland Historic District

- Porches are one of the most prominent and defining characteristics of the Moon-Holland District. Since Moon-Holland features homes with more modest massing than those in parts of the Kennesaw Avenue district, porch applications reflect the vernacular house types and styles and dictate more delicate porch elements.
- Porches feature details such as slender, turned wood posts and decorative wood-spindled balusters. Where porches are less elaborate, simple square or rounded porch supports on masonry piers are evident.
- Wood is the principal material; few porches are enclosed.

Recommended:

- New construction that incorporates a porch into the design should respect the pattern of porches in the historic district, particularly on the blockface and not introduce new styles or decorative elements that are not found in the district.
- New porches should be compatible with the traditional scale, proportion and rhythm of historic porches on surrounding structures, respecting the size, height, width (including roof pitch and overhang) and material of structures of similar residences.
- Porches on new residences should utilize exterior materials common to the porches prevalent on other residences in the district/on the blockface.

Not Recommended:

- Porches dissimilar in character, design, form, detail and materials to those found on neighboring houses of similar character and age is inappropriate.

Design Guidelines for New Construction:
10.14 Retaining Walls

Retaining walls are important elements in the landscaping of a property because they connect the landscape with paths and driveways, which helps relate the overall site with its different components. Low masonry walls, many times combined with low hedge material were used to define some front lawns or property lines. Masonry or stone retaining walls were occasionally employed to accommodate a significant shift in grade between the street and the front lawn. When adding to a retaining wall, be aware and sensitive to how the addition will affect the overall appearance of the street and neighborhood.

Moon-Holland Historic District

- Poured concrete molds.
- Brick retaining walls.
- Rusticated concrete blocks.
- Stacked stone.

Recommended:

- Retaining wall materials should be in keeping with the neighborhood, such as poured in place concrete retaining walls, bricks, and rusticated concrete block.
- Keep construction materials for new retaining walls compatible with those found in the neighborhood and block face.
- New retaining walls should be compatible in size (height) to those on the block face.

Not Recommended:

- Railroad ties or other wood retaining walls.
- Car tires used as a retaining wall.
- Raw cement blocks.

Design Guidelines for New Construction:
10.15 Setback

Setback is defined as the distance of the structure from each property line to the structure. In order to maintain visual consistency within the designated historic districts, new house construction should respect the established setback pattern of adjacent structures as well as consider the pattern of the block face.

Moon-Holland Historic District

- The setbacks in the Moon-Holland district are fairly uniform, with generally uniform lot size. The lot configurations include a small strip of street planting, a sidewalk, and an area for landscaping and lawns in the front of the structure.
- Generally the structures are placed within approximately the front third of the lot area, and are usually centered on the lot.
- The configuration of the street patterns within the district, with Maple and Holland Streets running slightly diagonal to Moon Street, results in a variance in lot depth within the district. But the variance appears at the rear of the lots, resulting in some rear yard areas being larger than others.
- The primary street and side set-backs remain consistent, maintaining a high degree of visual continuity on the block faces, regardless of lot size. There are variances in set-back at the intersection of Holland, Maple and Winn Streets, which are unavoidable due to the street configurations at that intersection.

Typical pattern of setbacks within the Moon-Holland Historic District.

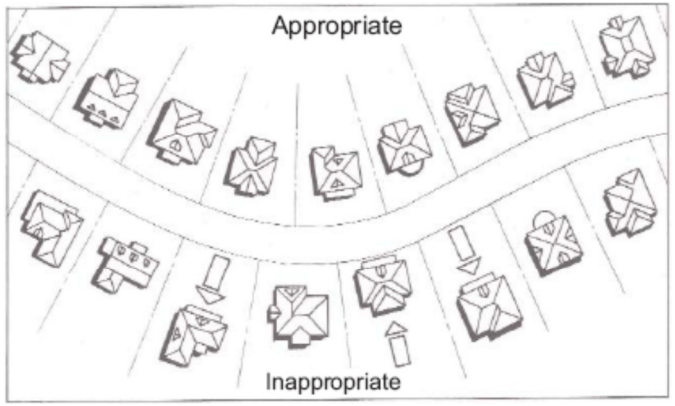
Design Guidelines for New Construction: Setback

Recommended:

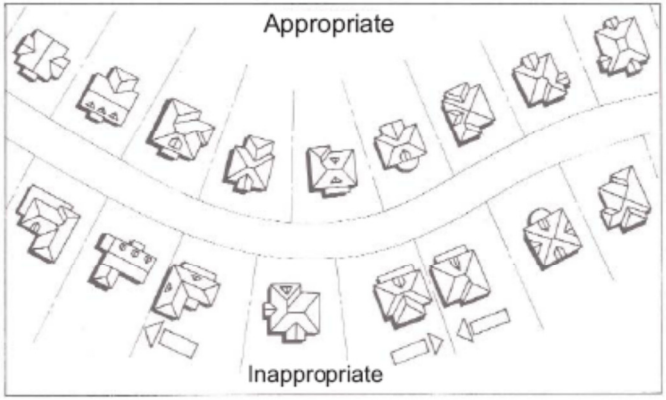
- Maintain the established pattern of setbacks from all property lines.
- The setback of a new infill building should reinforce the predominant setback of the adjacent homes or of the block face where it is located.
- The front and side setbacks for new structures should be within +/- ten percent of the setbacks for the existing historic structures on the block face.

Not Recommended:

- Any interruption of the established visual rhythm of existing historic structures.



Appropriate and inappropriate front setbacks



Appropriate and inappropriate side setbacks

Design Guidelines for New Construction:
10.16 Sidewalks/Planting Strip

Sidewalks are historically significant elements that contribute to a neighborhood's inviting atmosphere and provide spaces for walking and personal interaction. Consideration should be given to the character of the public sidewalks in Marietta's historic districts before implementing alterations so that the historic or traditional layout and materials of curbs and sidewalks are maintained. Alternate materials may be considered with care taken to preserve the look of the historic sidewalks in both material and application. Prevalent in both historic districts is the existence of planting strips (bands of grass between the curb and the sidewalk), which provide an additional greenspace barrier between pedestrian walkways and the street, act as a transition between public and semi-public spaces and set the tone for the residential neighborhood. Where prevalent, this characteristic form should be retained and preserved when installation of new sidewalks is necessary.

Moon-Holland Historic District

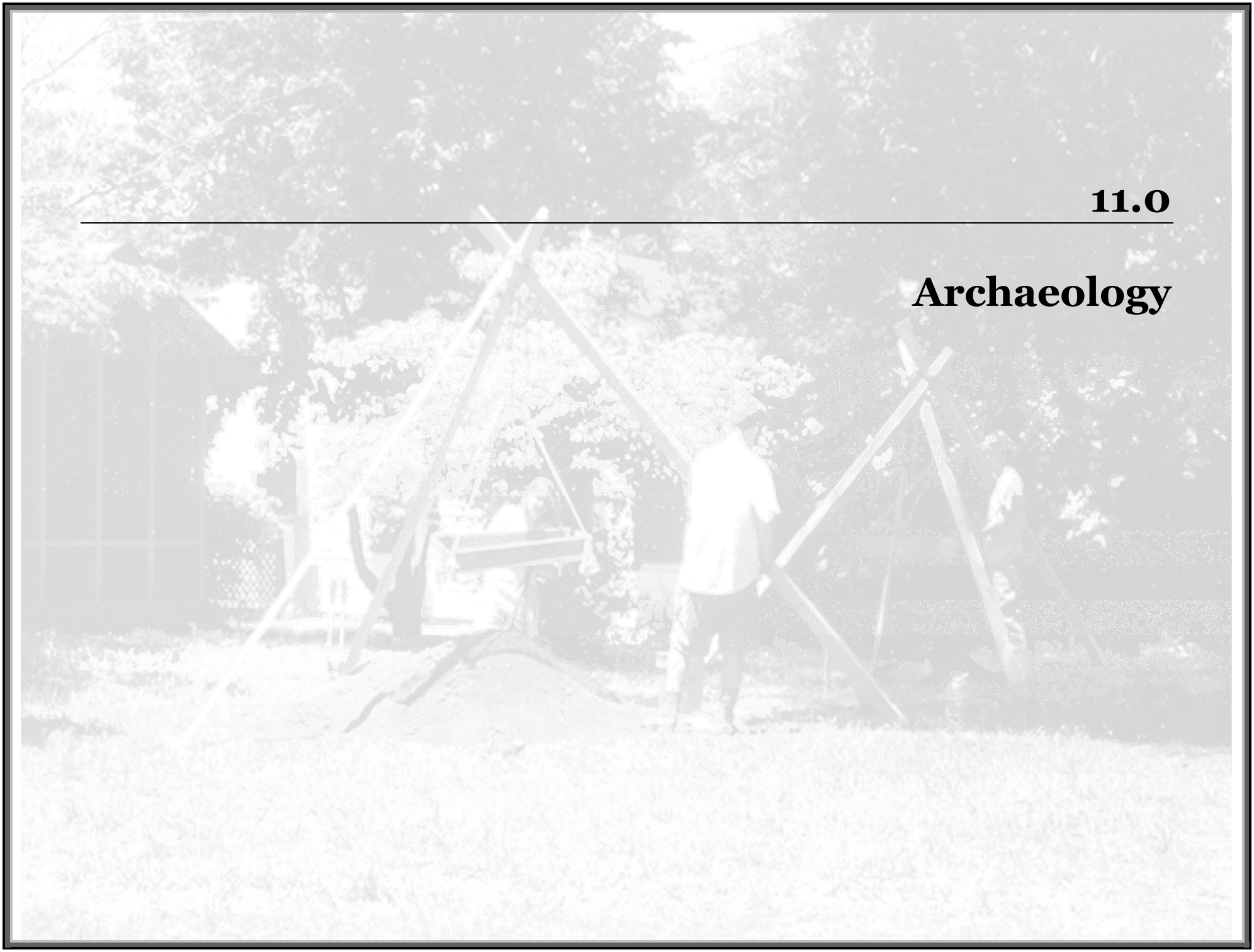
- Planting strips are less prevalent in this district, but are still common and are part of the distinctive character of the neighborhood.
- Typical paving materials are concrete with exposed crushed stone aggregate and smooth-surface molded concrete sidewalks and curbstone.

Recommended:

- Historic and traditional character-defining sidewalk paving and curb materials, such as concrete with exposed crushed stone aggregate should be installed as the primary paving material.
- The design, dimensions, surface texture and appearance of the paving material should match the adjacent sidewalks as closely as possible.
- When new sidewalks are installed, they should be compatible with the historic character of the streetscape in that where exist, the sidewalk should be detached and separated from the curb by a planting strip.
- A new sidewalk should align compatibly in dimension with those that already exist along a block.
- Professional standards of construction (straight-lined edges versus poured concrete without professional edging) should be implemented to maintain a uniform, "tidy" visual streetscape.
- Public sidewalks should conform to accessibility standards with the proper location of ramps at all street intersections. (See Marietta Zoning Ordinance 732.07 B)

Not Recommended:

- New sidewalks should not be replaced with incompatible materials, dimensions, design, surface texture or appearance.
- Historic curbs and sidewalks should not be removed in new construction without appropriate replacement.
- Asphalt is an inappropriate new construction sidewalk paving material.



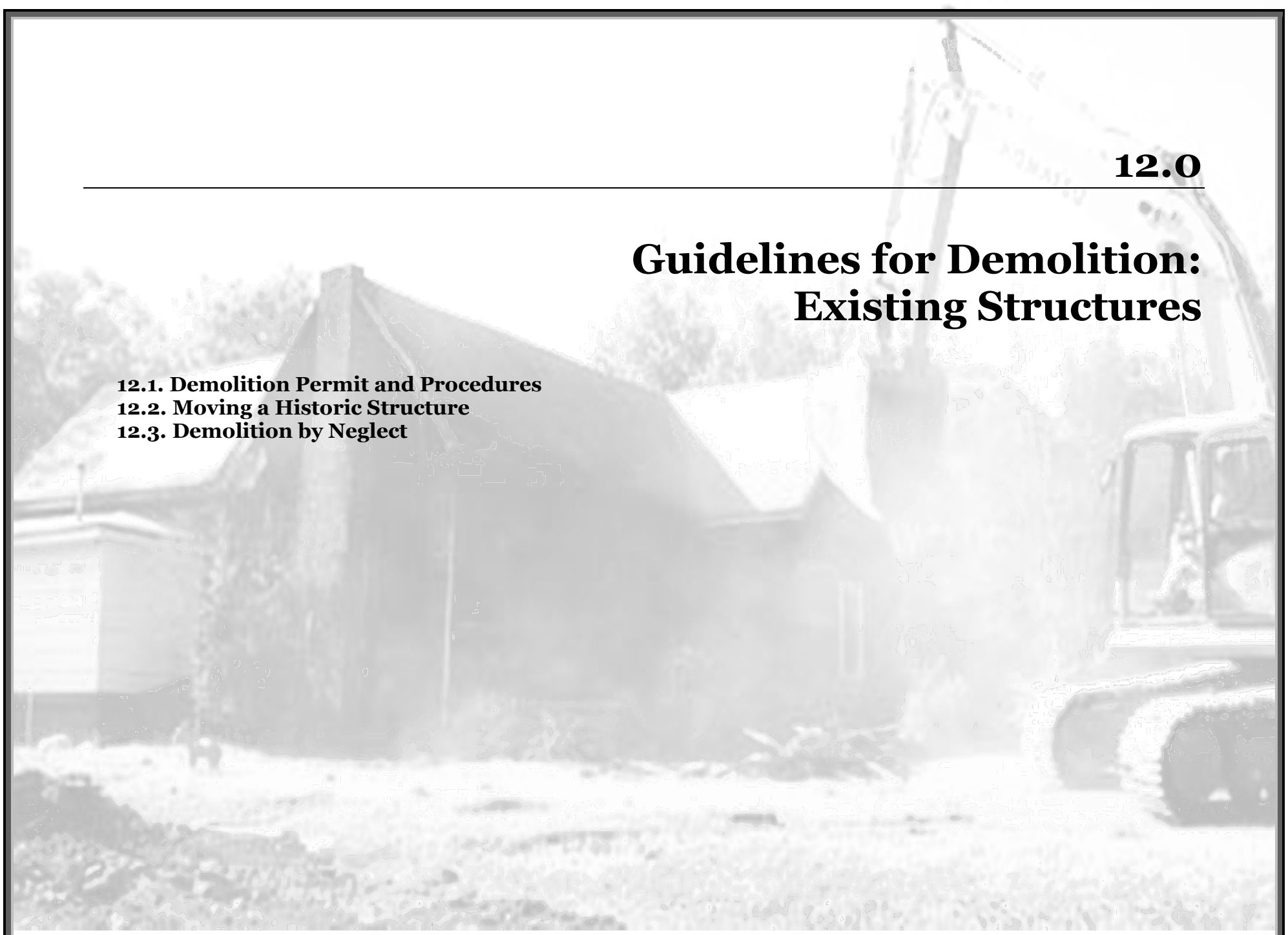
11.0

Archaeology

11.0 Archaeology

Archaeology is a burgeoning field within the more broad Historic Preservation movement. Information gained through the excavation of archaeological sites and the study of artifacts left behind by the human occupation of a place can provide insight into the daily life, diet, economy, and social interactions of its previous inhabitants. Some archaeological sites include above ground remains, such as the Irwin-Winder Tannery site on Kennesaw Avenue. Many others sites, such as historic and prehistoric Native American sites, African-American related sites, some Civil War related sites, and historic privies or refuse disposal sites, have no such surface indicators. When extensive ground disturbing activities occur within the Moon-Holland and Kennesaw Avenue Historic Districts, care should be taken to monitor excavations and to record for posterity, to the best of one's ability, any intact cultural deposits.

There is no provision within Marietta's Historic Preservation Ordinance for the preservation or documentation of archaeological sites on privately owned historic properties. The discovery of an archaeological deposit, unless it is associated with a human burial, will not impede the progress of construction. The discovery of human remains during the process of development or land use change requires a stoppage of work and the application for a permit to relocate human remains (Georgia Code 36-72-4). It is expensive and time consuming to consult or hire an archaeologist to formally record a non-burial archaeological site. It is, however, a relatively simple task, that does not require a professional archaeologist, to fill out an archaeological site form and submit a record of the site to the Georgia Archaeological Site File at the University of Georgia.



12.0

Guidelines for Demolition: Existing Structures

12.0 Guidelines for Demolition of Existing Buildings:
12.1 Demolition Permit and Procedures

The demolition of historic buildings is an irreversible act that diminishes the continuity and character of a historic district and creates unnecessary waste. Demolition of historic buildings is strongly discouraged and should be avoided whenever possible. An application for a Certificate of Appropriateness requesting demolition warrants full consideration of all alternatives, including locating a sensitive buyer who might have an alternative use for the building, or relocating the building to another site. See Guidelines for Moving Historic Structures for assistance in relocations.

When demolition is unavoidable, every effort should be made to mitigate the negative impact. The Historic Preservation Commission must have the opportunity to review post-demolition site re-development plans before it can grant a Certificate of Appropriateness for Demolition. Site re-development plans will be compatible with the character of the historic district. See section 10: Guidelines for New Construction for assistance in the development of a sensitive replacement structure. Historic buildings should be carefully documented through available photographs, site plans, drawings, and historic written narratives prior to demolition. Special architectural features and ornamentation should be saved and incorporated into the design of the replacement structure where feasible.

In reviewing applications for demolition, the Marietta Historic Preservation Commission must consider:

- Whether the age, condition, and probable life expectancy of the structure can be preserved through use.
- Whether the character of the setting and surroundings will be adversely affected by the demolition.
- Whether the structure is of such age or distinctive design, texture, or scarce materials that it could not be reproduced or could be reproduced only with great difficulty and expense.
- Whether a relocation of the structure would be a practical and preferable alternative to demolition.
- Whether the proposed demolition could adversely affect other historic buildings or the character of the historic district.

Demolition Permit and Procedures

Procedures

Applicants must demonstrate that two of the following conditions have been sufficiently met in order for the Historic Preservation Commission to grant a Certificate of Appropriateness for demolition of a historic structure:

1. The project is of special merit and must have significant benefits to the City of Marietta or the community by virtue of exemplary architecture, specific feature or land planning, or social or other benefits having a high priority for community services; or
2. Public safety and welfare requires the removal of a historic structure or building, and
3. The historic property has lost its architectural integrity and no longer contributes to the character of the historic district. The structural instability or deterioration of a historic property must be demonstrated through a report by a structural engineer or architect with experience in historic preservation.

Recommended:

- Applicants should seek all feasible alternatives to demolition by working with the Historic Preservation Commission, and other local interested parties.
- Applicants should submit application for demolition accompanied by a complete plan for the new development proposed on the site, a timetable, a budget for both the demolition and new construction, and satisfactory evidence that the financing is available.
- Significant site features, including the landscaping and historical resources, should be protected from damage before, during and after demolition.
- Prior to demolition, the applicant should document the existing building, site and setting through photographs, site plans, drawings, and written historical narratives. Documentation should be retained in the City of Marietta Planning Department, Cobb Landmarks, and the Historic Preservation Division of the Georgia Department of Natural Resources.
- Architectural materials and features should be saved prior to demolition and reused in the design of the replacement structure where feasible.
- Approved site plan should be immediately implemented following demolition.

12.2 Moving a Historic Structure

The relocation of a historic structure within a historic district is highly discouraged. The significance of most structures is strongly tied to their original setting and relocation may compromise the integrity of the building. Moving a historic building should be considered if it is the sole alternative when the following threats are apparent: demolition, public safety and welfare, or loss of integrity of site and setting.

The Marietta Historic Preservation Commission considers relocation based on the character and aesthetic interest of the building within its present setting, the plans for the area to be vacated, possible damage to the physical integrity of the building, and the appropriateness of the new site. See section 10: Guidelines for New Construction for assistance in the development of a sensitive replacement structure. A Certificate of Appropriateness must be issued by the city of Marietta Historic Preservation Commission before the building can be relocated.

The selection and preparation of an appropriate and compatible new site introduces additional issues and considerations. The new site should provide a context that is similar to the original setting, including topography, landscape character, land use, the building's new setback, orientation and distance from other buildings. Every effort should be made to ensure that integrity of the building is maintained in its new setting context.

Recommended:

- Historic buildings should only be moved after all alternatives to retention have been examined.
- Applicant should document the existing setting and site prior to relocation through photographs, notes and drawings. The applicant should also measure the building if the move will require substantial reconstruction.
- Damage to the structure during and after the move should be minimized by assessing its structural condition prior to the move, taking precautions to prevent damage during that move and, and using contractors experienced in moving historic buildings.
- Location of the new site should be compatible in character with the original setting in terms of the entire context including the blockface, setback, orientation and distance from other buildings.
- Significant site features of both the original and the new site should be protected from damage before, during, and after the move.
- Historic structures should be secured from vandalism and potential weather damage before and after their move.

12.3 Demolition by Neglect

Neglect of historic buildings is hazardous and disadvantageous to the individual property and to adjacent structures in a historic district. Property owners are responsible for providing maintenance and repair to historic structures and should avoid the delay of proper and timely maintenance and repairs. The Marietta Historic Preservation Commission will monitor the conditions of properties within historic districts under its purview and determine if they are being allowed to deteriorate through neglect. Neglect includes conditions such as the deterioration of the building's structural system, exterior architectural features, and broken windows, doors, and openings, which allow entry of vermin and the elements. When neglect occurs, the commission will notify the property owner to conduct repairs within thirty days. On or after the thirty-first day following owner notification, at the direction of the City Council, the Commission may initiate maintenance or repairs as necessary at the expense of the violating homeowner.

Demolition by neglect

Neglect due to lack of maintenance

13.0

Appendices

13.0 Appendices
13.1 Architectural Glossary

Alignment: The arrangement of objects along a straight line.
Asphalt Shingles: A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar, or asphalt substance, and granules.
Association: Association refers to the link of a historic property with a historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.
Baluster: A spindle or post supporting the railing of a balustrade.
Balustrade: An entire railing system with top rail and balusters.
Bargeboard: A decoratively carved board attached to the projecting edges of the rafters under a gable roof; also called a vergeboard.
Bay: The regular division of the facade of a building, usually defined by windows or other vertical elements.
Bay Window: A window in a wall that projects at an angle from another wall.
Block Face: A reference to the structures on one side of the street or on the same side of the block.
Board and Batten: Vertical plank siding with joints covered by narrow wood strips.
Bond: The pattern in which bricks are laid to increase the strength or enhance the design.
Bracket: A small carved or sawn wooden projecting element which supports a horizontal member such as a cornice or window or door hood.
Bulkhead: The base that supports a storefront window.
Capital: The upper portion of a column or pilaster.
Certificate of Appropriateness: A document issued by the Marietta Historic Preservation Commission upon approval of a submitted renovation, new construction or demolition plan by the owner of property located within the Moon-Holland Historic District. The certificate may be issued allowing rehabilitation, new construction or demolition as it has been proposed by the applicant, or it may be issued with conditions which must be followed by the property owner. Along with the Certificate of Appropriateness, the property owner is required to get a building or demolition permit from the City of Marietta Bureau of Buildings.
Chamfer: A surface produced by beveling an edge or corner, usually at a 45 degree angle, at the edge of a board or post.
Chimney: A vertical structure containing one or more flues to provide draft for fireplaces, and to carry off gaseous products from fireplaces or furnaces.
Clapboard: Siding consisting of overlapping, narrow horizontal boards, usually thicker at one edge than the other.
Column: A vertical shaft or pillar that supports, or appears to support, weight above.
Contributing Structure: Buildings that are historic, are exceptionally designed, or are directly associated with the historical period of that district.
Coping: A cap or covering to a wall, either flat or sloping, to shed water.
Cornerboard: A vertical strip of wood placed at the corners of a frame building.

Architectural Glossary

Cornice: A projecting molding at the top of a wall surface, such as may be found below the eaves of a roof.
Cornice Return: The extension of the cornice molding in a new direction, onto a short length of the gable.
Dentil: Small square blocks closely spaced to decorate a cornice.
Design: Design refers to the elements that create the physical form, plan, space, structure and style of a property.
Dormer: A small window with its own roof that projects from a sloping roof.
Double Hung Window: A window with two sashes, one sliding vertically over the other.
Downspout: A pipe for directing rain water from the roof to the ground.
Eave: The edge of a roof that projects beyond the face of a wall.
Elevation: The external face of a building or a drawing of the external wall.
Entablature: The horizontal group of boards immediately above the column capitals.
Facade: The front face or elevation of a building.
Fascia: A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eave" sides of a pitched roof.
Feeling: Feeling refers to how a historic property evokes the aesthetic sense of a past time and place.
Fenestration: The arrangement of windows in a building.
Form: The overall shape of a structure (e.g., most structures are rectangular in form).
Fretwork: Ornamental woodwork, cut into a pattern, often elaborate.
Gable: The triangular section of a wall to carry a pitched roof.
Glazing: Fitting glass into windows and doors.
Gothic Revival: a late nineteenth century architectural style characterized by steeply pitched gabled roofs with both front and side-facing gables. Decorative elements include sawn bargeboards along the eaves, windows and doors openings with pointed arched tops or heavily molded or pointed hoods. Porches are usually supported by slender posts with sawn woodwork forming flattened arches or brackets. Though not common in the South, some houses were built in Georgia in this style during the 1850s-1880s.
Head: The top of the frame of a door or window.
In-Kind Replacement: To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.
Integral Porch: A porch that is formed from the overhang of the roof, it is not an addition to a house, but is built as a part of the original structure.
Integrity: A property (or historic district) retains its integrity, if a sufficient percentage of the structure (or district) dates from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building.
Jigsawn woodwork: Pierced curvilinear ornament made with a jig or scroll saw.
Lattice: An openwork grill of interlacing wood strips, used as screening.

Architectural Glossary

Light: A section of a window, the pane or glass.
Lintel: A horizontal beam bridging an opening, usually of wood or stone, carrying the weight of the structure above.
Masonry: Wall material such as brickwork or stonework.
Mass: The physical size and bulk of a structure.
Material: Material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.
Moulding: A long, narrow strip of wood or metal which is plain, curved or formed with regular channels and projections, used for covering joints and for decorative purposes.
Mortar: A mixture of cement-like material (such as plaster, cement, or lime) combined with water and a fine aggregate (such as sand). Used in masonry construction between bricks or stones to hold them in place.
Mullion: A vertical post dividing a window into two or more lights.
Muntin: The strip of wood separating the lights in a window.
Non-Contributing Structure: Generally those structures built after the historical period of the district, or radically altered
Orientation: Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building.
Period of Significance: Span of time in which a property attained historic significance.
Pervious: Open to passage or entrance; permeable.
Pier: An upright structure of masonry, which serves as a principal support.
Pilaster: A rectangular pillar attached, but projecting from a wall, resembling a classical column.
Pitch: The degree of slope of a roof, usually given in the form of a ratio such as 6:12, or rise over run. Rise is the vertical dimension, and run is the horizontal dimension.
Preservation: The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.
Protection: The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.
Rabbet: A cut or groove along or near the edge of a piece of wood that allows another piece to fit into it to form a joint.
Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.
Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Architectural Glossary

Restoration: The act or process of accurately recovering the form and details of a property and its setting, as it appeared at a particular period of time, by means of the removal of later work or by the replacement of missing earlier work.
Ridge: The line at the top of a sloped roof.
Riser: The vertical face of a stair step.
Roof: The top covering of a building. Following are common types: A gabled roof has a pitched roof with ridge and vertical ends. A Hipped roof has sloped ends instead of vertical ends. A Jerkinhead roof (also called "clipped gable") has a pitched roof similar to a gabled roof but with a truncated, or clipped, gable end. Shed roof (lean-to) has one slope only and is built against a higher wall.
Sash: The movable framework holding the glass in a window or door.
Scale: The size of structure as it appears to the pedestrian.
Setting: Setting refers to the physical environment of a historic property.
Shingle: Tile for covering roofs or walls usually of asbestos, asphalt or wood, cut to standard shapes and sizes.
Shingle Style: An American architectural style that evolved out of the Queen Anne style, but was more horizontal and less decorative. Not often found in Georgia, this style is characterized by natural wood shingles covering the entire exterior, and the use of natural materials such as rough stone or field stone for porches, columns and foundations.
Shiplap: A kind of boarding or siding in which adjoining boards are rabbeted along the edge so as to make a flush joint.
Siding: The exterior wall covering of a structure.
Stick: An architectural style that was used only occasionally in Georgia, mainly during the 1870s and 1880s. It is found most often in cities. The stick style house is always made of wood. Its major identifying feature consists of horizontal, vertical or diagonal wooden bands applied to exterior wall surfaces to emphasize the structural components. The roof is steeply pitched and often gabled with decorative trusses. There are often cross gables and eaves with brackets. The porch is often supported by slender posts with angled braces or brackets.

13.2 Bibliography

Sources Consulted and Suggested Readings

Print Sources

Agnew, David T. and Elizabeth Z. Macgregor. *National Register of Historic Places Nomination*. State of Georgia, Department of Natural Resources , Historic Preservation Division. Atlanta, GA: 1975.

Bense, J. *Archaeology of the Southeastern United State: PaleoIndian to World War I*. New York: Academic Press, 1994.

Bonnichsen, R., B. Lepper, D. Stafford, and M. Waters, eds. *Paleoamerican Origins: Beyond Clovis*. College Station, TX: Texas A&M University Press, 2006.

Chapman, William. *Madison Historic Preservation Manual: A Handbook for Owners and Residents of Madison, Georgia*. Athens, GA: University of Georgia, 1990.

Cox, Rachel S. *Design Review in Historic Districts*. Washington DC: The National Trust for Historic Preservation, 2003.

Dyer, Christopher. *History and Vernacular Architecture*. http://www.ccurie.me.uk. (accessed March 26, 2007).

Fleming, John, Hugh Honor, Nikiolaus Pevsner, eds. *Dictionary of Architecture and Landscape Architecture*. New York: Penguin Books, 1999.

Georgia Censuses; 1920 and 1930.

Georgia Living Places: Historic Houses in Their Landscaped Settings. State of Georgia, Department of Natural Resources, Historic Preservation Division. Atlanta, GA: 1991.

Glover, James Bolan, Joe McTyre, Rebecca Nash Paden. *Images of America: Marietta 1833 – 2000*. Charleston, SC: Arcadia Publishing, 1999.

Lassiter, P. *Generations of Black Life in Kennesaw and Marietta Georgia*. Images of America. Charleston, SC: Arcadia Publishing, 1999.

Lowenthal, David, Binney Marcus, eds. *Dilemmas of Preservation In Our Past Before Us: Why Do We Save It?*. London: Temple Smith, 1981.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2004.

McKibben & Cooper with Todd Maguire and Diane Kushlan. *Design Guidelines for Residential Historic Districts*. Boise, ID: 2006.

Marietta City Directories: 1938 and 1939.

Nelson, Lee H., "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character." *Preservation Brief # 17*, U.S. Department of the Interior. National Park Service. Washington, DC: n.d.

Pomerantz, G. *Where Peachtree Meets Sweet Auburn – The Saga of Two Families and the Making of Atlanta*. New York: Scribner, 1996.

Poppeliers, John C. and S. Allen Chambers Jr. *What Style Is It? A Guide to American Architecture*. Hoboken, NJ: John Wiley & Sons, Inc., 2003.

Roth, Darlene. *Architecture, Archeology & Landscapes-Cobb County*. Cobb County Historic Preservation Commission, 1988.

Bibliography

Scott, Thomas Alan. *Cobb County, Georgia & the Origins of the Suburban South: A Twentieth Century History*. Marietta, GA : Cobb Landmarks and Historical Society, Inc., 2003.

Temple, Sarah. *First One Hundred Years*: *A Short History of Cobb County, Georgia*. Cherokee Publishing, 1980.

Thomas, D. *Exploring Ancient Native America – An Archaeological Guide.* New York: Routledge, 1999.

Waters, M. and T. Stafford. "Redefining the Age of Clovis: Implications for the Peopling of the Americas." *Science*, Vol. 315, No. 5815, 1122-1126.

Internet Sources

Aviation Museum. Marietta, GA. http://www.aviationmuseumatmatietta.com (accessed various dates).

Community History: History of Marietta. http://www.mariettaga.gov (accessed March 13, 2007).

Digital Library of Georgia. http://dig.galileo.usg.edu (accessed various dates).

Georgia Archives: Virtual Vault. http://www.sos.state.ga.us (accessed various dates).

Georgia's Natural, Archaeological, and Historic Resources Geographical Information System (NAHRGIS). https://www.itos.uga.edu/nahrgis (accessed various dates).

Heritage Works: The Use of Historic Buildings in Regeneration - A Toolkit of Good Practice. http://www.bpf.org.uk. (accessed March 10, 2007).

Historic Preservation and Sustainability, Vermont Sustainable Jobs Fund, Summer Newsletter, 2005. http://www.vsjf.org/sd-projects (accessed March 11, 2007).

Incentives for Historic Preservation: Recommendation of the Historic Preservation Commission. Scottsdale, AZ: n.d. http://www.scottsdaleaz.gov (accessed March 11, 2007).

National Park Service website. *National Register of Historic Places*. http://www.nationalregisterofhistoricplaces.com (accessed various dates).

University of Georgia, Carl Vinson Institute of Government. http://www.cviog.uga.edu (accessed March 16, 2007).

U. S. Department of the Interior, National Park Service. *Secretary of Interior Standards for the Treatment of Historic Properties*. n.d. http://www.cr.nps.gov (accessed various dates).

Photographs and Maps

Atlanta History Center, Kenan Research Library. "Terminus." http://album.atlantahistorycenter.com

Davis, Theodorer. "General Sherman's Advance", *Harper's Weekly*, August 6, 1864. http://www.sonofthesouth.net

Georgia Division of Archives and History. "Vanishing Georgia". http://www.sos.state.ga.us/archives

Hargrett Library. "Historic Photographs and Maps." http://www.libs.uga.edu/darchive/hargrett/maps.

Kennesaw State University, Department of History and Philosophy. "Bell Aircraft Photos" http://www.kenesaw.edu/history. (accessed April 17, 2007).

Marietta Museum of History, Archives of Historic Photographs.

Sanborn Maps (various years). Sanborn Map Company, Pelham, NY.

University of Georgia, Carl Vinson Institute of Government. "Historic Maps." *http://www.cviog.uga.edu*.

Bibliography

Historic Preservation Design Guidelines

Note: Many sections of this manual rely in part on information from the Design Guidelines of other cities, many of which are available on-line from the University of Georgia College of Environment & Design, Owens Library, "Historic Preservation Design Guidelines" at http://www.uga.edu.sed. A separate internet address is given for those that were accessed from another web-site.

Americus, GA. Ken Kocher and Monica Callahan. "Americus Design Guidelines: Design Guideline for Use in Historic Character Areas." 1996.

Anderson, SC. Noré V. Winter. "Design Guidelines: Historic Districts in Anderson, South Carolina." 2003.

Aspen, CO. Noré V. Winter. "City of Aspen Historic Preservation Design Guidelines." Aspen, CO. n.d. http://www.aspenpitkin.com

Atlanta, GA. Angela McLean. "Martin Luther King, Jr. Landmark District Residential Guidelines". Atlanta Urban Design Commission, Atlanta, GA. 1993.

Atlanta, GA. "Whittier Mill Historic District Design Guidelines." Georgia State University, Atlanta, GA. 1999.

Augusta, GA. Staunton: Frazier Associates. "Historic District Design Guidelines." Staunton, VA. 1997.

Boise, ID. McKibben+Cooper with T. McGuire and D. Kushlan. "Design Guidelines for Residential Historic Districts". Boise, ID. 2006.

Charlotte, N C. Charlotte-Mecklenburg Planning Commission. "Policy and Design Guidelines for Historic District Properties." Charlotte-Mecklenburg Planning Commission, Charlotte, N C. n.d. http://www.charmeck.org

Chattanooga, TN. Frazier Associates. "Design Guidelines for Fort Wood Historic District." Chattanooga, TN. 1998.

Dahlonega, GA. "Historic District Design Guidelines." Dahlonega, GA. 2000.

Decatur, GA. "Old Decatur Design Guidelines." Georgia State University, Atlanta, GA. 2006.

Delray Beach, FL. "Historic Preservation Guidelines." Delray Beach, FL. 2003.

Greenville, S C. Winter and Company. "Design Guidelines for Preservation Overlay Districts." Greenville, SC. 2000. http://www.greatergreenville.com

Louisville, KY. Department of Planning and Design, Louisville, KY. n.d. http://www.louisvilleky.gov

Marietta, GA. "Church Street/Cherokee Historic Districts: Cobb County." Marietta, GA. 1986.

Monticello, GA. Kenneth Kocher & Monica H. Callahan, Piedmont Preservation Consultants. "Design Guidelines for Monticello Historic Districts." Monticello, GA. 2000.

Pasadena, CA. "Design Guidelines for Historic Districts in the City of Pasadena." Pasadena, CA. 2002.

Riverside, CA. " Citywide Residential Historic District Design Guidelines." Riverside Planning Department, Riverside, CA. 2002.

Roanoke, VA. "Architectural Design Guidelines for the H-2 District." Roanoke, VA. n.d.

Rome, GA. "City of Rome Residential District Design Guidelines." Rome, GA. 1998.

Smithfield, NC. "Historic District Guidelines." Smithfield, N C. n.d.

Sylvester, GA. "Design Guidelines for the North Isabella Street and Sylvester Commercial Historic Districts." Robert and Company Atlanta, GA. Report prepared 2006 (unpublished.)

Washington, DC. "District of Columbia Historic Preservation Guidelines." Washington, DC. n.d

West Chester, PA. Frens and Frens, LLC. "Design Guidelines for the West Chester Historic District." West Chester, PA. 2002 http:/www.west-chester.com

West Palm Beach, FL. "Design Guidelines." West Palm Beach Historic Preservation Division, West Palm Beach, FL. n.d. http://www.cityofwpb.com

Witchita, KS. "Design Review Guidelines for the Topeka/Emporia; North Topeka/10th Street; Park Place/Fairview; and Bitting Historic Districts." Witchita/Sedgwick County Metropolitan Area Planning Department. Wichita, KS. n.d. http://www.wichita.gov

13.3 Marietta Historic Preservation Ordinance

Please refer to ARTICLE 7-8-9, Historic Preservation Ordinance.

13.4 U. S. Secretary of Interior Standards for Rehabilitation

The U. S. Department of the Interior, charged by the Historic Preservation Act of 1966 with the oversight of Federal historic preservation initiatives, developed the Secretary of Interior Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) that have come to represent an overarching philosophy for the preservation and rehabilitation of historic properties nationwide. The Federal guidelines are specific, but not rigid. They do not discourage creativity in design, but they assist in the long-term preservation of a property's significance through the preservation of historic materials and features. Moreover, the Secretary of Interior Standards for Rehabilitation should be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The U. S. Secretary of Interior Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.